

LAND FOR SALE



Garden County Dryland

159.59 ± ACRES | GARDEN COUNTY, NEBRASKA

An excellent dryland quarter with superior soils. It is presently farmed with approximately half in wheat and half in fallow.



Mike Polk

LISTING AGENT:

MIKE POLK

C: 308.539.4446 | E: Mike@AgriAffiliates.com

Chase Dodson, D.J. Lunkwitz, Bonnie Downing, Faith Correll, Bruce Dodson



See Full Online Listing

Offered exclusively by:

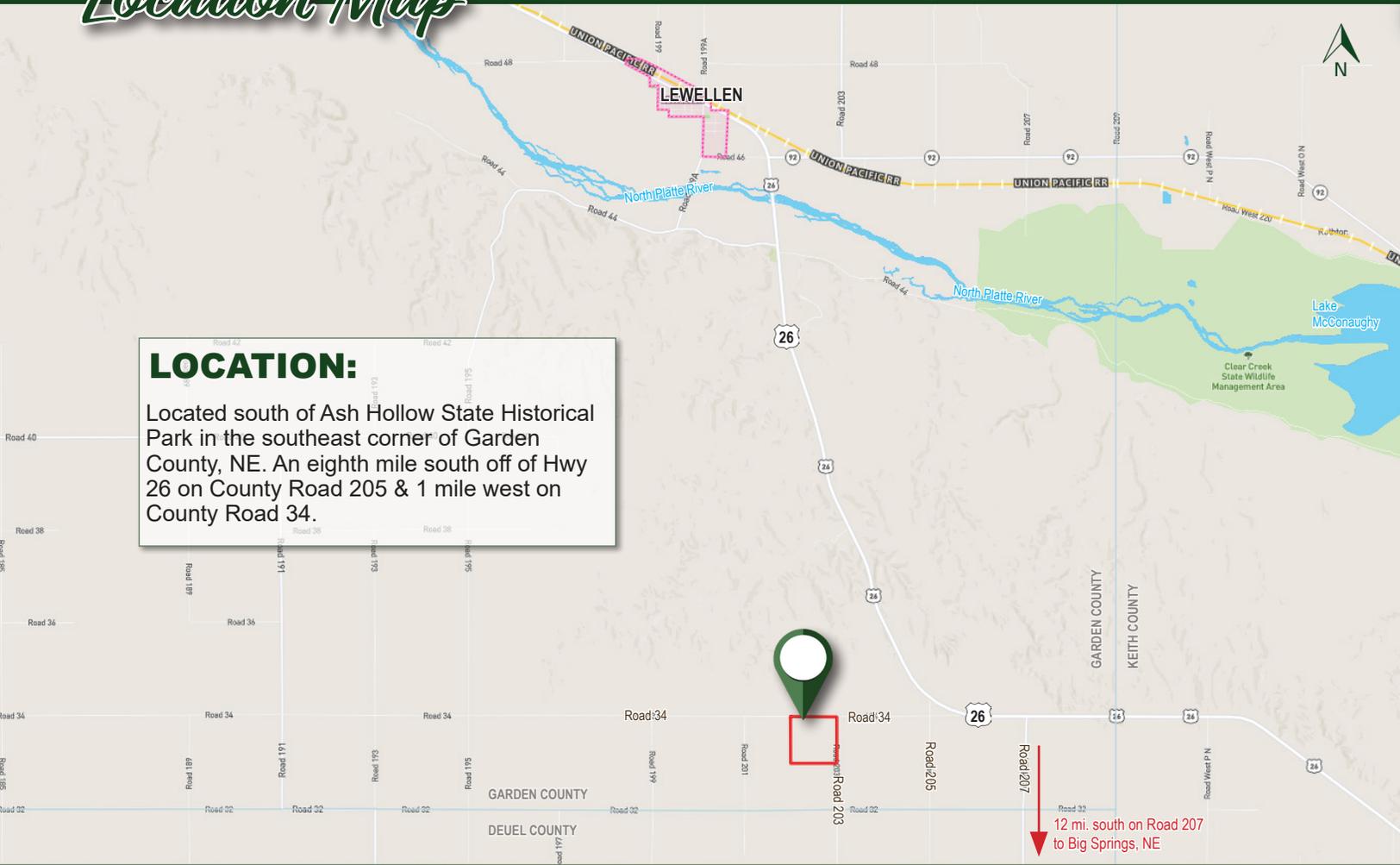


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Location Map



Property Details

LEGAL DESCRIPTION: NE1/4 Section 34, Township 15 North, Range 42 West of the 6th P.M. in Garden County, Nebraska.

ACRES & TAXES: 159.59 ± tax-assessed acres
2025 real estate taxes to be paid in 2026: \$1,032.44

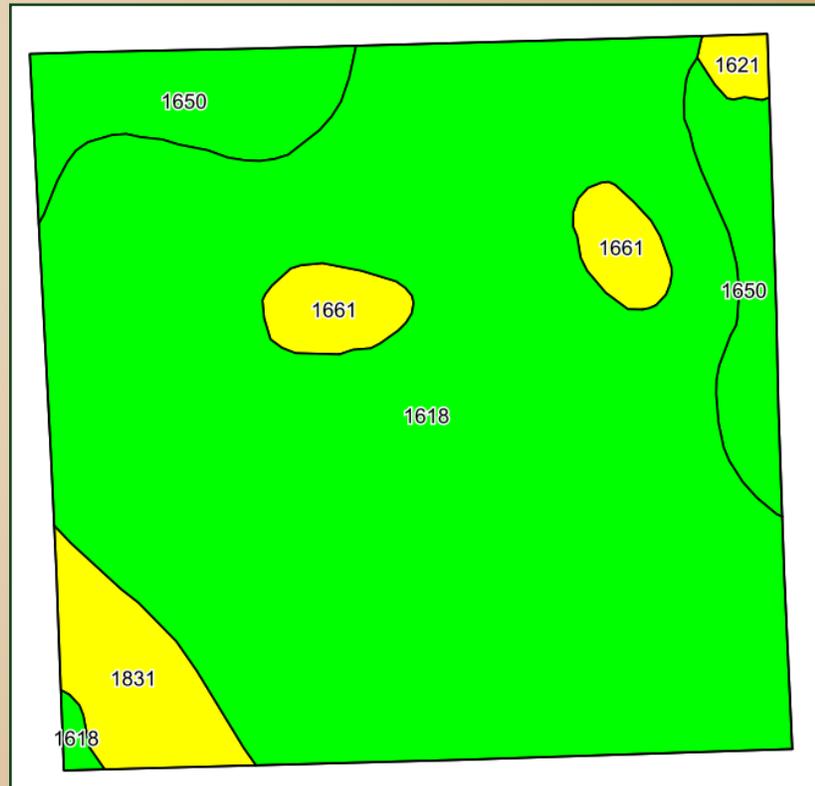
LAND USE: 159.34 acres Dryland
2.00 acres Roads

NRD: North Platte Natural Resources District

FARM SERVICE AGENCY INFO: 159.34 total cropland acres with 79.50 acres wheat base @ 38 PLC yield.

POSSESSION: Subject to current lease for 2026.

PRICE: **\$285,000**



Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
1618	Keith loam, 1 to 3 percent slopes	128.19	80.5%		Ile
1650	Kuma Loam, 0 to 1 percent slopes	16.61	10.4%		11c

* Remaining in Class III and IV soils. Full soils map available on the online listing or ask the listing agent.

Productive Western Nebraska Farmland

Located near Ash Hollow State Historical Park, this tract offers excellent hunting and recreational opportunities, along with strong agricultural potential - making it ideal for expansion, investment or long-term ownership.

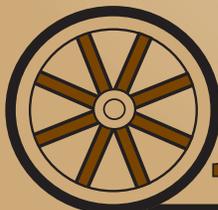


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