

Buffalo County, Nebraska

# FARM FOR SALE

71.15 Acres  
Gibbon Township

**LOCATION:** From Gibbon, travel three miles west on Highway 30 and turn south on Optic Road. The farm is located on the west side of Ravenna Road south of the Anderson's fertilizer plant.

**LEGAL DESCRIPTION:** All that part of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Nine (9) North, Range Fourteen (14) West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, lying South of the Union Pacific Railroad Company ROW.

**GENERAL INFORMATION:** Here is the perfect sized piece of high quality farmland that would fit well in anyone's existing farm operation or investment portfolio. Nearly 73% of the farm is Class I with primary soil types of Hord silt loam and Hall silt loam. FSA records indicate 71.9 acres of cropland with a 48.8 acre corn base and a 15.8 acre soybean base. Gravity irrigated with an electric well. Well ID – G001750 (71.9 certified irrigated acres). 15hp electric motor. Well/pump fresh off a recent service by Woodman Drilling & Irrigation.



**LIST PRICE:** \$832,455 (\$11,700/acre)

**TERMS:** 10% earnest money deposit upon acceptance of offer, balance due at closing within 45 days. Seller will pay all real estate taxes prorated to closing date. Lease open for 2023 crop year.

**REAL ESTATE TAXES:** \$5,199.76 (2021)

**SELLER:** Buffalo County Enterprises, LLC

**NOTE:** The property information provided was acquired from sources believed to be reliable, however, AgCentric Farm Agency, LLC, makes no guarantees to its accuracy. The farm is being sold as-is, where-is, with no guarantees either expressed or implied. AgCentric Farm Agency, LLC is Agent for the Seller.



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