



# LAND FOR SALE

**76.76± Acres, Kearney County, Nebraska**

OFFERED AT  
**\$880,000**

## Highlights:

- Kearney County gravity irrigated ground with 75.78 certified water right acres
- Strong grain markets near ethanol production and cattle feed lots
- Excellent access



For additional information, please contact:  
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# Property Information

## Property Description:

Don't miss out on this fantastic opportunity to add quality acres to your farm operation or land portfolio. Proximity to strong local grain markets such as CPI, Aurora Coop and KAAPA Ethanol provides excellent marketing opportunities.

Full possession for 2026.

## Directions to Property:

From Minden, go north on Highway 10 for 9 miles. Turn east onto V Road and continue for 3 miles. Then turn north on 35 Road and go about 1/4 mile. The property will be on the west side of the road.

**Legal Description:** N1/2 SE 1/4 21-8-14

**Price:** \$880,000.00

**Taxes:** \$3,534.40

## Well Registration:

G-009461 1000 gal/min, 8" column, 68' deep, 25' pumping and 8' static level. The well was pulled in 2025 and the bowl was rebuilt, 30' of new I.C. tubes, shaft and bearing. The 10 hp electric motor had new bearings installed and was rewound.

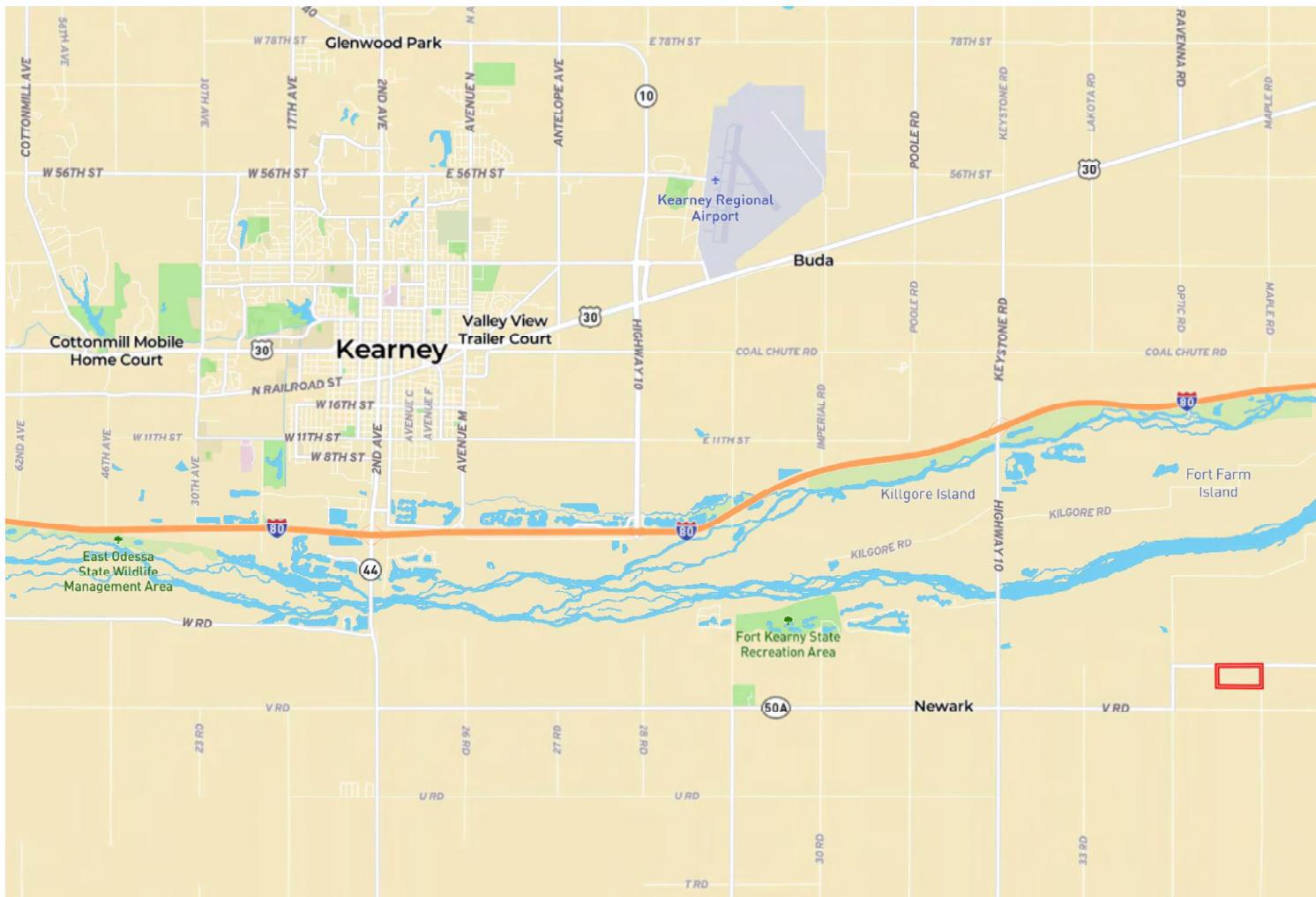
## Farm Data:

Cropland	75.78 acres
Non-crop	0.98 acres
Total	76.76 acres

## FSA Information:

Crops	Base	Yield	
Corn	71.90 acres	167 bushels	HIP 100
Soybeans	0.70 acres	57 bushels	HIP 100

## Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8581	Wann fine sandy loam, rarely flooded	46.41	60.54	0	50	2w
8402	Alda loam, rarely flooded	30.25	39.46	0	38	3w
TOTALS		76.66( * )	100%	-	45.26	2.39



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