

COMBINATION GROUND

315.03± ACRES PLATTE COUNTY, NE

LAND FOR SALE

BigIron
REALTY

[EXPERTS IN SELLING LAND]

PRICED AT
\$2,100,000



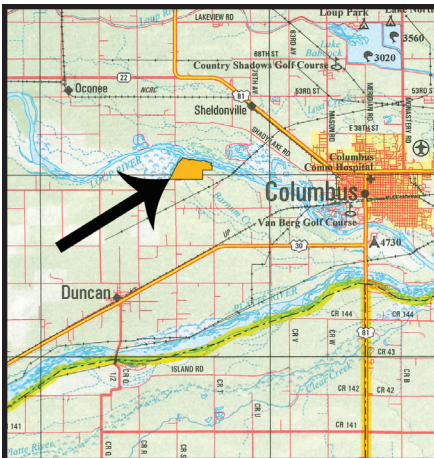
Sellers: The Richard & Teresa Micek Estate

Contact "Your Farm & Ranch Specialists"

John Stock 402.920.3180 | Jim Stock 402.920.0604

Explore the Property from Above

DRONE TOUR



Information

Here is a rare opportunity to own an income producing property along with a hunter's dream. This property currently has 182 certified irrigated acres, approximately 130 acres of pasture, which includes open areas, wooded areas, small ponds, and $\frac{3}{4}$ mile of Loup River frontage. There is also a 1 $\frac{1}{2}$ story home with 3 bedrooms and 1 $\frac{3}{4}$ baths, a single car garage, grain bin and other outbuildings.

Included in the sale are 3 irrigation wells with electric motors and pumps, nearly all the gravity irrigation pipe and a submersible well. The pivot on the property is owned by the tenant and not included.

The property is currently rented out for the 2024 crop year. Call for details.

Legal

The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ & the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20-17-1W; Pt of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19-17-1W; Lot 6 in Section 18-17-1W and Lots 5-6-7 in Section 17-17-1W all in Platte County, NE, containing 315.03± acres.

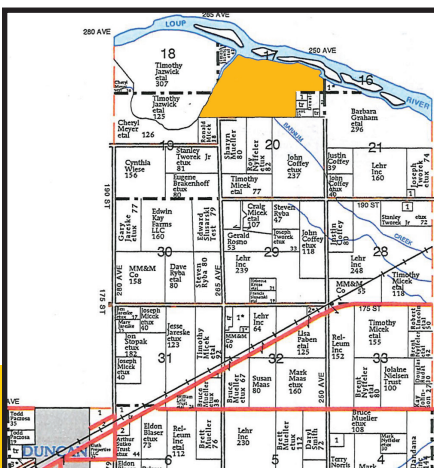
2023 Taxes: \$15,703.74

Location

From the intersection of HWY 30 and 265th Ave just east of Duncan, NE, go 2 $\frac{1}{2}$ miles north on 265th Ave.

FSA Data

For more information, visit www.bigiron.com



Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.



Property lines are approximate.

