LAND FOR SALE

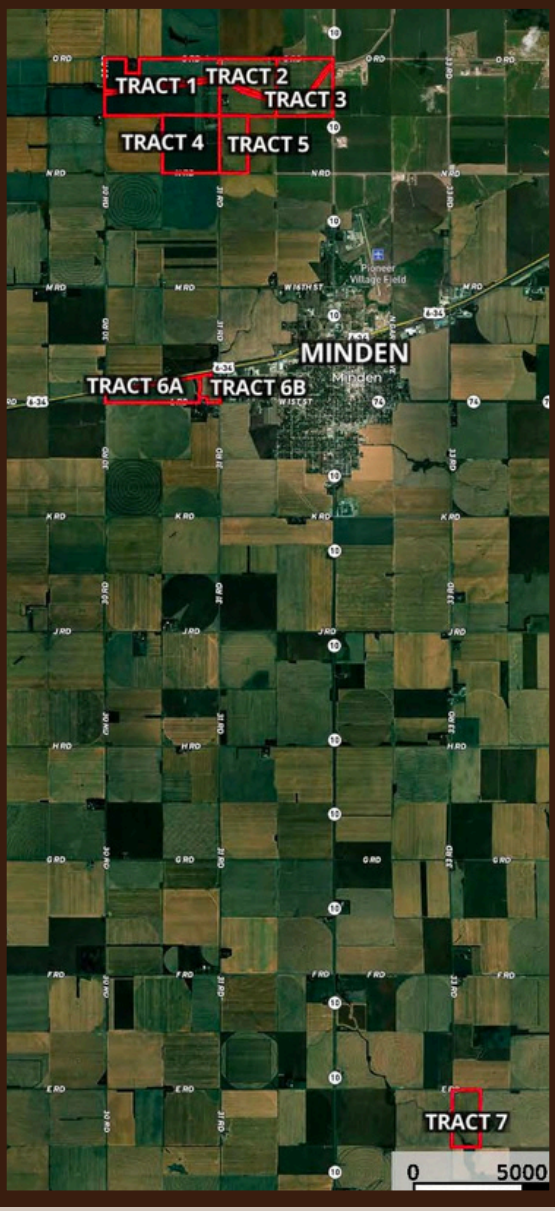
1,008+/- TOTAL ACRES | 7 TRACTS

KEARNEY COUNTY, NEBRASKA



TOTAL ASKING PRICE

$9,619,200



This is an opportunity to acquire a large block of productive irrigated farmland in the heart of south-central Nebraska. Located near Minden in Kearney County, this 1,000± acre property is well suited for an established operator looking to expand or an investor seeking a quality addition to a land portfolio. The farm's productivity starts with its soils. The acreage is predominantly Holdrege, Detroit, Butler, and Kenesaw silt loams, rated Class I and II. These deep, fertile soils are among the most productive in the region and support consistent yields year after year. Water is provided by both well water and surface water, a dual source that adds flexibility and reliability to the operation. The property lies within the Tri-Basin NRD, known for its well-managed groundwater resources. Surface water is sourced from Central Nebraska Public Power & Irrigation District on a majority of the acres. The farm is open for the 2027 crop year, so a new owner can put their own operator in place or farm it themselves starting next season. The location is as strong as the land. The property is near multiple grain elevators, ethanol plants, and feedlots, giving an operator several competitive marketing options for grain and easy outlets for feed and by-products. It has good access off the highway and a network of gravel roads, so equipment moves and grain hauling are straightforward throughout the year. Large tracts of irrigated ground with this soil quality and water supply rarely come to market in Kearney County. For more information or to schedule a showing, contact Joel Grams or Jeff Moon.



JEFF MOON, ALC
Farm & Ranch Specialist
Holdrege, NE
Jeff.Moon@AgWestLand.com
(308) 627-2630

JOEL GRAMS
Farm & Ranch Specialist
Minden, NE
Joel.Grams@AgWestLand.com
(308) 830-0166



TRACT 1 – 287.9+/- ACRES | $2,720,000

LEGAL DESCRIPTION

- N½ Except Canal and Home Site in Section 35, Township 07 North, Range 15 West in Kearney County, NE

ACREAGE BREAKDOWN

- Irrigated Acres: 278.34 +/-
- Other Acres: 9.56 +/-
- Total Acres: 287.90 +/-

PROPERTY TAXES (2025)

- $15,071.90

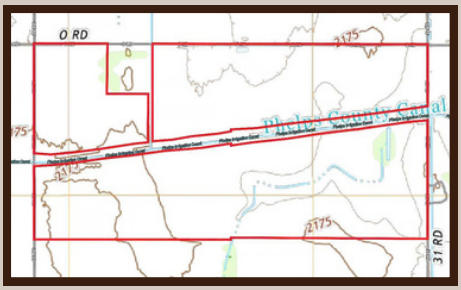
IRRIGATION INFORMATION

- Well G-068967. Drilled in 2013, 800 GPM, 48' Static Level, 57' Pumping Level, 200‘ Well Depth
- Well G-129980. Drilled in 2004, 1,100 GPM, 47' Static Level, 73' Pumping Level, 200' Well Depth
- Located in Tri-Basin NRD
- 278.34 Certified Irrigated Acres
- CNPPID Surface Water: 283 Acres
- Tenant owns pivot, bridges, pump site equipment, and well motor

Contact the listing agent for FSA information.

All mineral rights owned by the seller, if any, convey to the buyer.







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	162.38	56.48	0	83	2c
4141	Holdrege silt loam, overblown, 1 to 3 percent slopes	79.52	27.66	0	80	2e
9063	Kenesaw silt loam, 0 to 1 percent slopes	44.09	15.34	0	73	2c
3726	Detroit silt loam, 0 to 1 percent slopes	1.07	0.37	0	66	2c
9080	Rusco silt loam, 0 to 1 percent slopes	0.21	0.07	0	31	2w
3820	Butler silt loam, 0 to 1 percent slopes	0.15	0.05	0	70	2w
2668	Holdrege silt loam, 1 to 3 percent slopes	0.05	0.02	0	79	2e
TOTALS		287.47(*)	100%	-	80.52	2.0





PROPERTY DIRECTIONS

- Head north out of Minden, NE on Highway 10 to O Rd (about 2 miles). Turn west. After 1 mile, the farm is on the south side of the road.





TRACT 2 – 148.56+/- ACRES | $1,500,000

LEGAL DESCRIPTION

- NW¼ Except Canal in Section 36, Township 07 North, Range 15 West in Kearney County, NE

ACREAGE BREAKDOWN

- Irrigated Acres: 142.74 +/-
- Other Acres: 5.82 +/-
- Total Acres: 148.56 +/-

PROPERTY TAXES (2025)

- $8,756.70

IRRIGATION INFORMATION

- Well G-050526. Drilled in 1976, 1,100 GPM, 48' Static Level, 59' Pumping Level, 200' Well Depth
- Located in Tri-Basin NRD
- 142.74 Certified Irrigated Acres
- CNPPID Surface Water: 114 Acres
- Tenant owns pump, motor, and pivot

HOME SITE INFORMATION

- 736 Sq. Ft. Home - Very Old
- 4 Farm Utility Buildings, 3 Sheds, 3 Grain Bins, Quonset, Grain Dryer

Contact the listing agent for FSA information.

All mineral rights owned by the seller, if any, convey to the buyer.





PROPERTY DIRECTIONS

- Head north out of Minden, NE on Highway 10 to O Rd (about 2 miles) and turn west. After one mile turn south onto 31 Rd. The driveway to the home site is in almost 1/2 mile. The farm ground is to the east of 31 Rd.
- House address: 1358 31 Rd. Minden, NE 68958



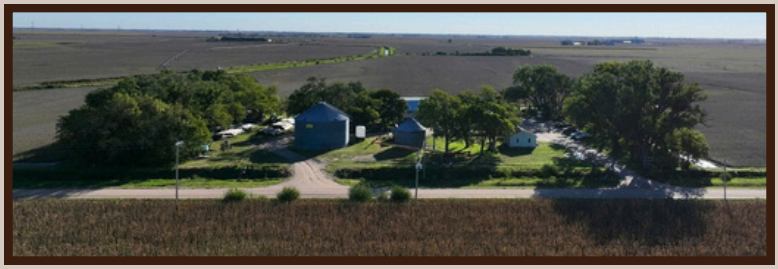




SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	77.23	52.05	0	83	2c
3726	Detroit silt loam, 0 to 1 percent slopes	44.58	30.05	0	66	2c
9063	Kenesaw silt loam, 0 to 1 percent slopes	7.86	5.3	0	73	2c
2667	Holdrege silt loam, 0 to 1 percent slopes	7.31	4.93	0	80	2e
3820	Butler silt loam, 0 to 1 percent slopes	6.42	4.33	0	70	2w
3910	Scott silt loam, frequently ponded	2.76	1.86	0	27	4w
2668	Holdrege silt loam, 1 to 3 percent slopes	1.93	1.3	0	79	2e
4141	Holdrege silt loam, overblown, 1 to 3 percent slopes	0.28	0.19	0	80	2e
TOTALS		148.37(*)	100%	-	75.55	2.04







TRACT 3 – 149.97+/- ACRES | $1,520,000

LEGAL DESCRIPTION

- NE¼ Except Canal in Section 36, Township 07 North, Range 15 West in Kearney County, NE

ACREAGE BREAKDOWN

- Irrigated Acres: 148.01 +/-
- Other Acres: 1.96 +/-
- Total Acres: 149.97 +/-

PROPERTY TAXES (2025)

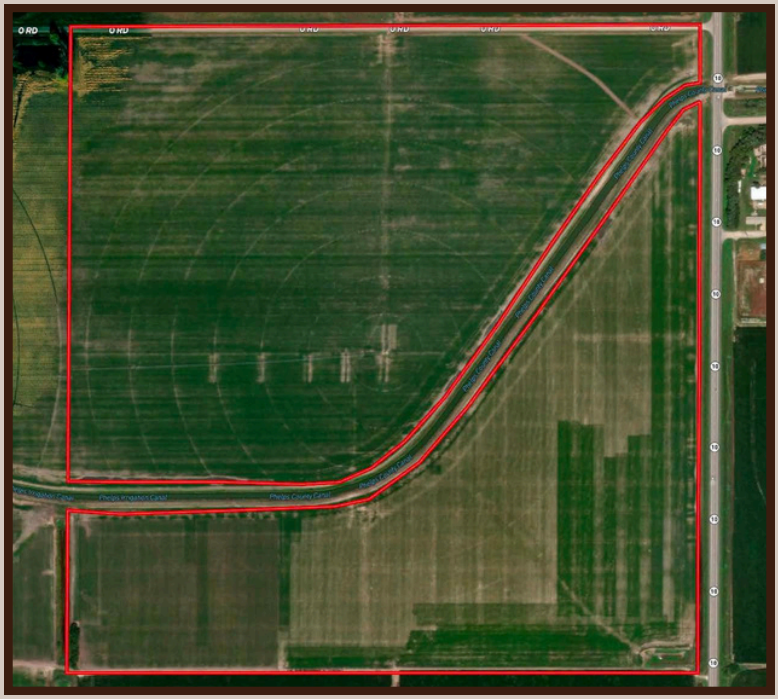
- $7,935.22

IRRIGATION INFORMATION

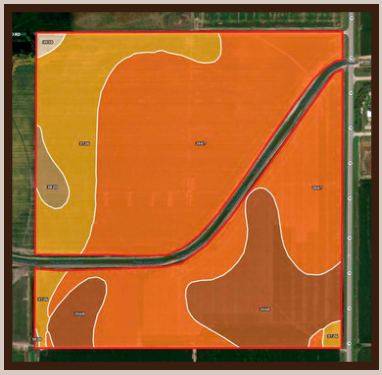
- Well G-089182. Drilled in 1996, 1,400 GPM, 44' Static Level, 55' Pumping Level, 200' Well Depth
- Located in Tri-Basin NRD
- 148.02 Certified Irrigated Acres
- CNPPID Surface Water: 120 Acres
- Tenant owns 7-Tower Pivot and bridges

Contact the listing agent for FSA information.

All mineral rights owned by the seller, if any, convey to the buyer.









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	93.52	62.45	0	80	2e
3726	Detroit silt loam, 0 to 1 percent slopes	26.8	17.9	0	66	2c
2668	Holdrege silt loam, 1 to 3 percent slopes	25.98	17.35	0	79	2e
3820	Butler silt loam, 0 to 1 percent slopes	2.65	1.77	0	70	2w
3910	Scott silt loam, frequently ponded	0.82	0.55	0	27	4w
TOTALS		149.77(*)	100%	-	76.86	2.01



PROPERTY DIRECTIONS

- Head north out of Minden, NE on Highway 10. The farm is located on the west side of the highway, about 2 miles out of town, just before O Rd.





TRACT 4 – 160.74+/- ACRES | $1,600,000

LEGAL DESCRIPTION

- SE¼ in Section 35, Township 07 North, Range 15 West in Kearney County, NE

ACREAGE BREAKDOWN

- Irrigated Acres: 147.42 +/-
- Other Acres: 13.32 +/-
- Total Acres: 160.74 +/-

PROPERTY TAXES (2025)

- $9,900.70

IRRIGATION INFORMATION

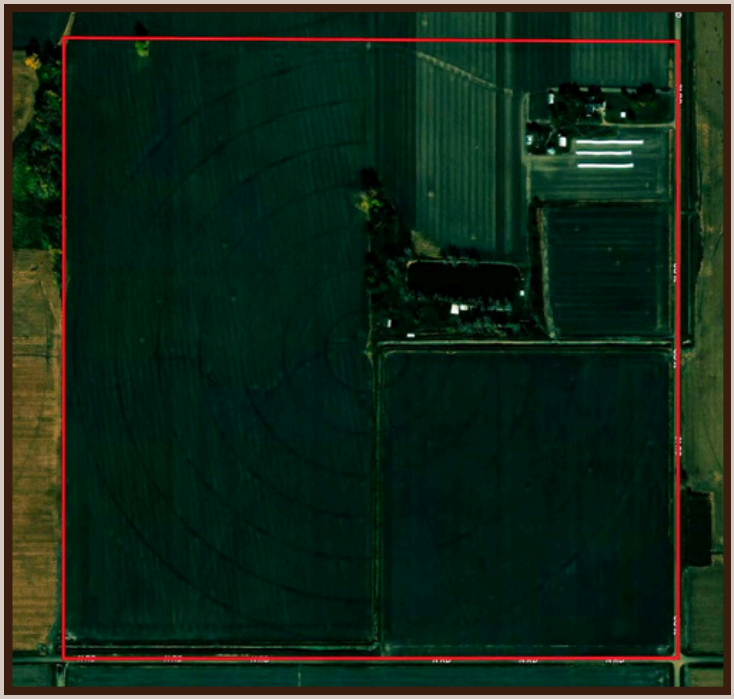
- Well G-020625. Drilled in 1959, 900 GPM, 52' Static Level, 70' Pumping Level, 196‘ Well Depth
- Located in Tri-Basin NRD
- 7-Tower Valley Irrigation Pivot
- 147.42 Certified Irrigated Acres
- CNPPID Surface Water: 117 Acres

HOME SITE INFORMATION

- 2,792 Sq. Ft. Home
- 2 Detached Garages, 2 Sheds, 2 Grain Bins, Carport, Farm Utility Storage Shed

Contact the listing agent for FSA information.

All mineral rights owned by the seller, if any, convey to the buyer.







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3726	Detroit silt loam, 0 to 1 percent slopes	88.99	55.06	0	66	2c
2667	Holdrege silt loam, 0 to 1 percent slopes	40.78	25.23	0	80	2e
2668	Holdrege silt loam, 1 to 3 percent slopes	8.38	5.19	0	79	2e
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	7.98	4.94	0	83	2c
3910	Scott silt loam, frequently ponded	5.61	3.47	0	27	4w
9080	Rusco silt loam, 0 to 1 percent slopes	4.62	2.86	0	31	2w
3820	Butler silt loam, 0 to 1 percent slopes	3.92	2.43	0	70	2w
9063	Kenesaw silt loam, 0 to 1 percent slopes	0.77	0.48	0	73	2c
4141	Holdrege silt loam, overblown, 1 to 3 percent slopes	0.56	0.35	0	80	2e
TOTALS		161.61(*)	100%	-	68.87	2.07





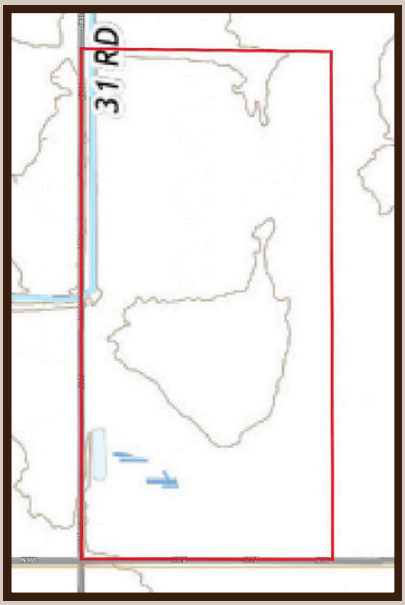


PROPERTY DIRECTIONS

- Head north out of Minden, NE on Highway 10. After about 1 mile, turn west onto N Rd. Head west until 31 Rd, Then turn north. The farm is on the west side of 31 Rd and the home site will be on the west side of road after almost 1/2 mile.
- Home Address: 1343 31 Rd., Minden, NE 68959

TRACT 5 – 79.32+/- ACRES | $790,000







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3726	Detroit silt loam, 0 to 1 percent slopes	39.42	49.77	0	66	2c
2667	Holdrege silt loam, 0 to 1 percent slopes	31.22	39.42	0	80	2e
3820	Butler silt loam, 0 to 1 percent slopes	8.56	10.81	0	70	2w
TOTALS		79.2(")	100%	-	71.95	2.0



LEGAL DESCRIPTION

- W½ of SW¼ in Section 36, Township 07 North, Range 15 West in Kearney County, NE

ACREAGE BREAKDOWN

- Irrigated Acres: 76.35 +/-
- Other Acres: 2.97 +/-
- Total Acres: 79.32 +/-

PROPERTY TAXES (2025)

- $4,096.36

IRRIGATION INFORMATION

- CNPPID Surface Water: 69 Acres
- Certified Irrigated Acres:
  - South ½ : 37.49
  - North ½ : 38.86

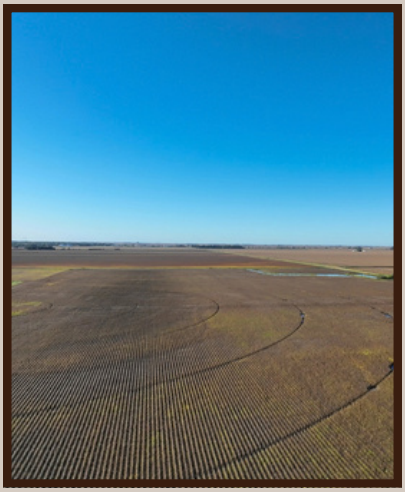
Contact the listing agent for FSA information.

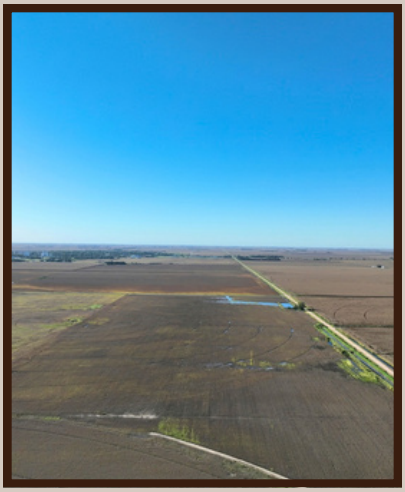
All mineral rights owned by the seller, if any, convey to the buyer.

PROPERTY DIRECTIONS

- Head north out of Minden, NE on Highway 10. After about 1 mile, turn west onto N Rd. After 3/4 mile, the property is to the north of the road. The west edge of the property lies along 31 Rd.







TRACT 6A – 81.38+/- ACRES | $650,200

LEGAL DESCRIPTION

- SW¼ Lying South of RR & SE¼ Lying South of RR Except SE¼ of SE¼ in Section 11, Township 06 North, Range 15 West in Kearney County, NE

ACREAGE BREAKDOWN

- Irrigated Acres: 72.19 +/-
- Grassland Acres: 5.63 +/-
- Other Acres: 3.56 +/-
- Total Acres: 81.38 +/-

PROPERTY TAXES

- $3,905.90

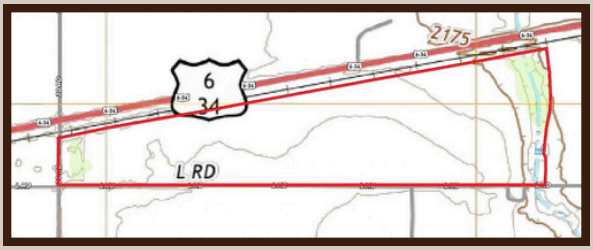
IRRIGATION INFORMATION

- Well G-026285. Drilled in 1995, 900 GPM, 47' Static Level, 75' Pumping Level, 180' Well Depth
- Located in Tri-Basin NRD
- 72.19 Certified Irrigated Acres
- Electric Motor

Contact the listing agent for FSA information.

All mineral rights owned by the seller, if any, convey to the buyer.







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	32.32	39.76	0	80	2e
3726	Detroit silt loam, 0 to 1 percent slopes	25.34	31.18	0	66	2c
2668	Holdrege silt loam, 1 to 3 percent slopes	14.38	17.69	0	79	2e
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	5.87	7.22	0	65	4e
3820	Butler silt loam, 0 to 1 percent slopes	2.49	3.06	0	70	2w
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	0.88	1.08	0	68	3e
TOTALS		81.28(	100%	-	73.94	2.16



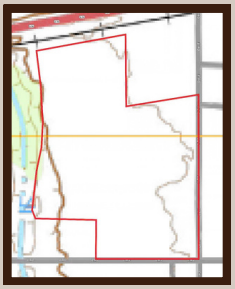


PROPERTY DIRECTIONS

- From Minden, head west on Highway 6-34 to 31 Rd. Go south then turn west on L Rd. The property is on the north side of the road after the home site.

TRACT 6B – 21.83+/- ACRES | $439,000







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	19.83	90.88	0	80	2e
2668	Holdrege silt loam, 1 to 3 percent slopes	1.76	8.07	0	79	2e
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	0.23	1.05	0	65	4e
TOTALS		21.82(	100%	-	79.76	2.02





LEGAL DESCRIPTION

- SE¼ of SE¼ in Section 11, Township 06 North, Range 15 West in Kearney County, NE

ACREAGE BREAKDOWN

- Dryland Acres: 20.68 +/-
- Other Acres: 1.15 +/-
- Total Acres: 21.83 +/-

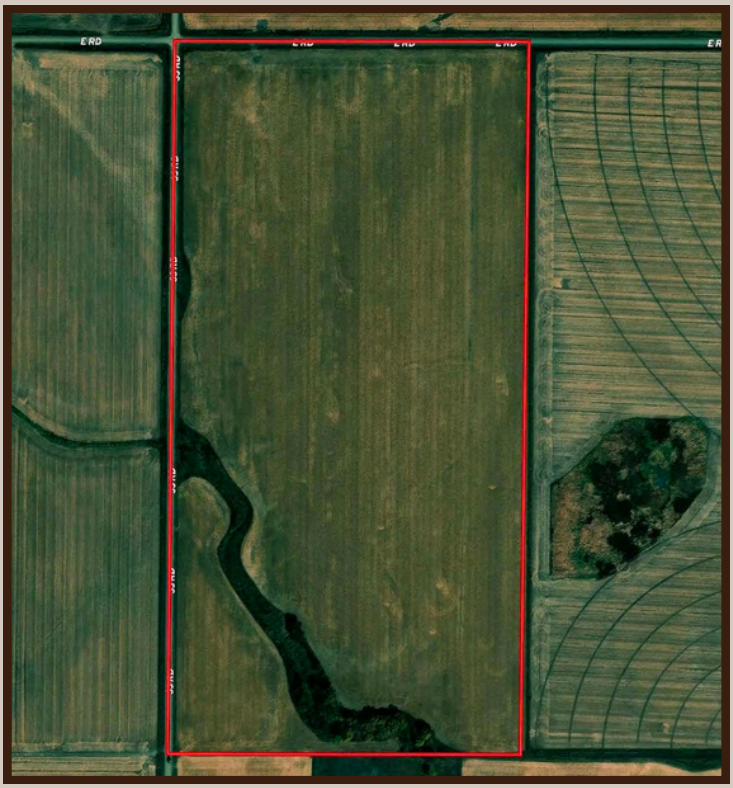
PROPERTY TAXES

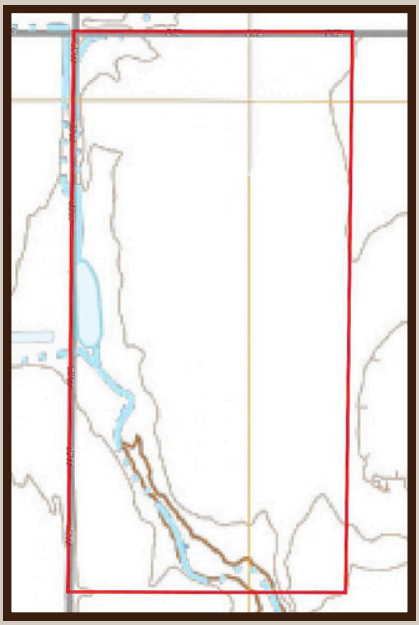
- $462.32

PROPERTY DIRECTIONS

- From Minden, head west on Highway 6-34 to 31 Rd. Go south. The property is to the west side of the road after the Vet clinic.

TRACT 7 – 78.84+/- ACRES | $400,000







SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3820	Butler silt loam, 0 to 1 percent slopes	37.77	47.97	0	70	2w
8866	Hord silt loam, 0 to 1 percent slopes, warm	14.38	18.26	0	81	2c
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	9.57	12.15	0	65	4e
2668	Holdrege silt loam, 1 to 3 percent slopes	4.92	6.25	0	79	2e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	4.55	5.78	0	68	3e
2667	Holdrege silt loam, 0 to 1 percent slopes	2.84	3.61	0	80	2e
2830	Uly-Coly silt loams, 11 to 30 percent slopes	2.23	2.83	0	65	6e
2596	Hersh fine sandy loam, 3 to 6 percent slopes	0.88	1.12	0	59	3e
2595	Hersh fine sandy loam, 0 to 3 percent slopes	0.66	0.84	0	60	3e
3726	Detroit silt loam, 0 to 1 percent slopes	0.51	0.65	0	66	2c
3515	Hobbs silt loam, channeled, frequently flooded	0.42	0.53	0	39	6w
TOTALS		78.73(")	100%	-	71.66	2.46

LEGAL DESCRIPTION

- W½ of NW¼ in Section 17, Township 05 North, Range 14 West in Kearney County, NE

ACREAGE BREAKDOWN

- Dryland Acres: 73.68 +/-
- Other Acres: 5.16 +/-
- Total Acres: 78.84 +/-

PROPERTY TAXES (2025)

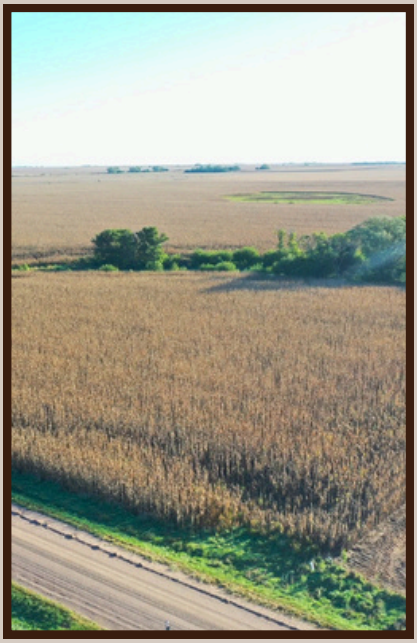
- $1,696.68

Contact the listing agent for FSA information.

All mineral rights owned by the seller, if any, convey to the buyer.

PROPERTY DIRECTIONS

- Head south out of Minden on Highway 10. In about 6 miles, turn east onto E Rd. In 1 mile, the property is to the southeast of instersection of E Rd and 33 Rd.





The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.

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