



## BUFFALO COUNTY PASTURE AND DRYLAND



A combination property with quality grass land and productive farm ground.

**BILL GRANT**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$1,400,000**

**Location** Northwest of Gibbon, NE

## Legal Description

SE 1/4 Section 4 & NE 1/4 Section 9; 10-14 West of the 6th P.M. Buffalo County, Nebraska

**Acres** 316±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$4,282.62**

## Property Summary

An exceptionally well maintained property. Approximately 9.5 miles north of Hwy 30 on Ravenna road to Pole Line Road and then just 1 mile east and ½ mile south. This 316 acre property has approximately 33 acres of dry tillable farm ground and 277 acres of pasture. The owners have taken pride in keeping the cedar trees, noxious weeds and prairie dogs under control. It has one electric stock well and a run off dam for the grazing of 40-45 pairs for 5 months, depending on rain fall. The farm and pasture consist mostly of Holdrege and Uly silt loam soils. This ground produces good crops and heavy grass with little to no erosion. The pasture and farm ground are currently rented for the grazing and growing season.

If you are an individual who would like to build your dream home with fantastic sunrises and sunsets this could be for you. There is plenty of space for development and also have a nice income, from the farm ground and pasture.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

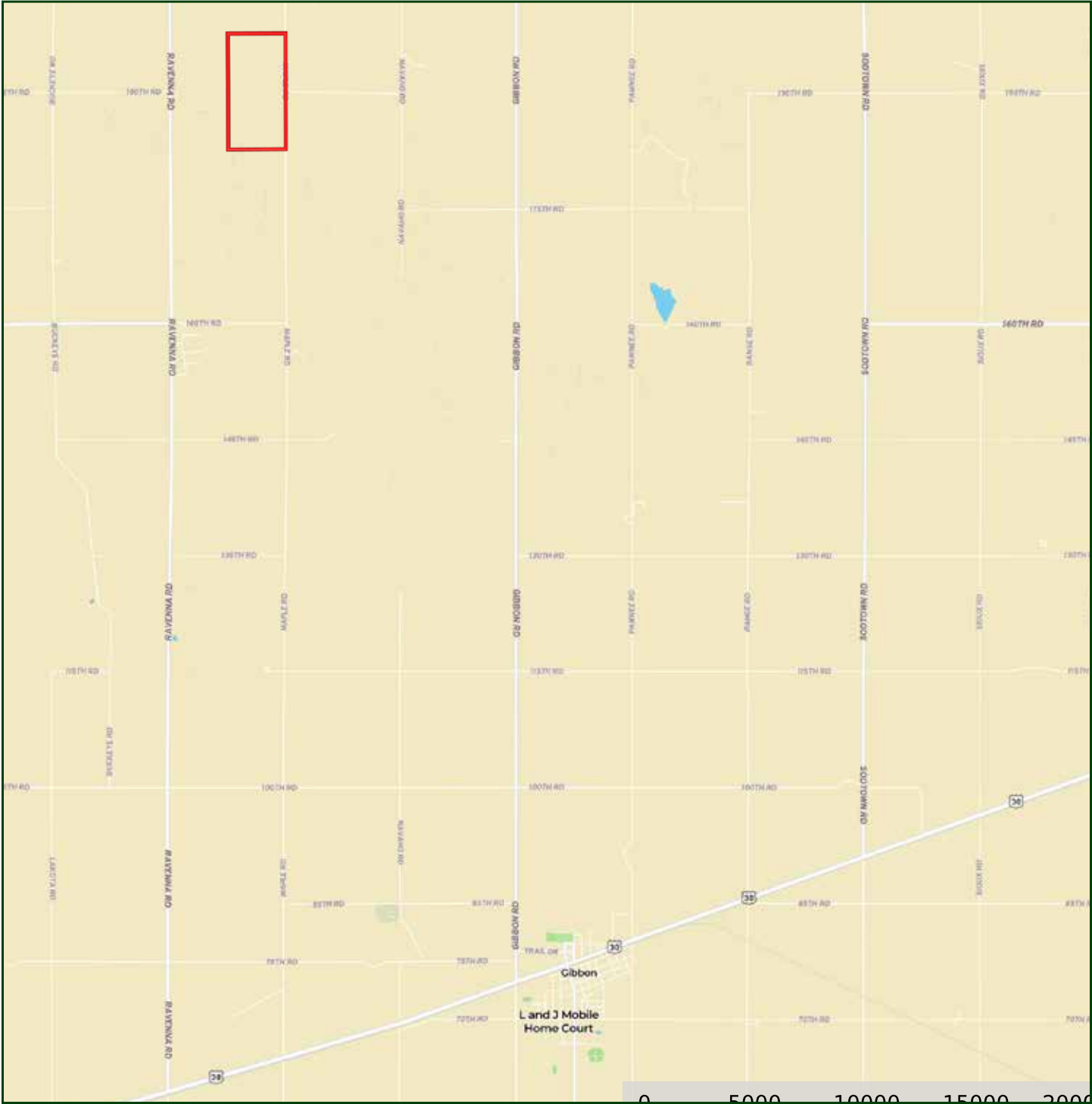
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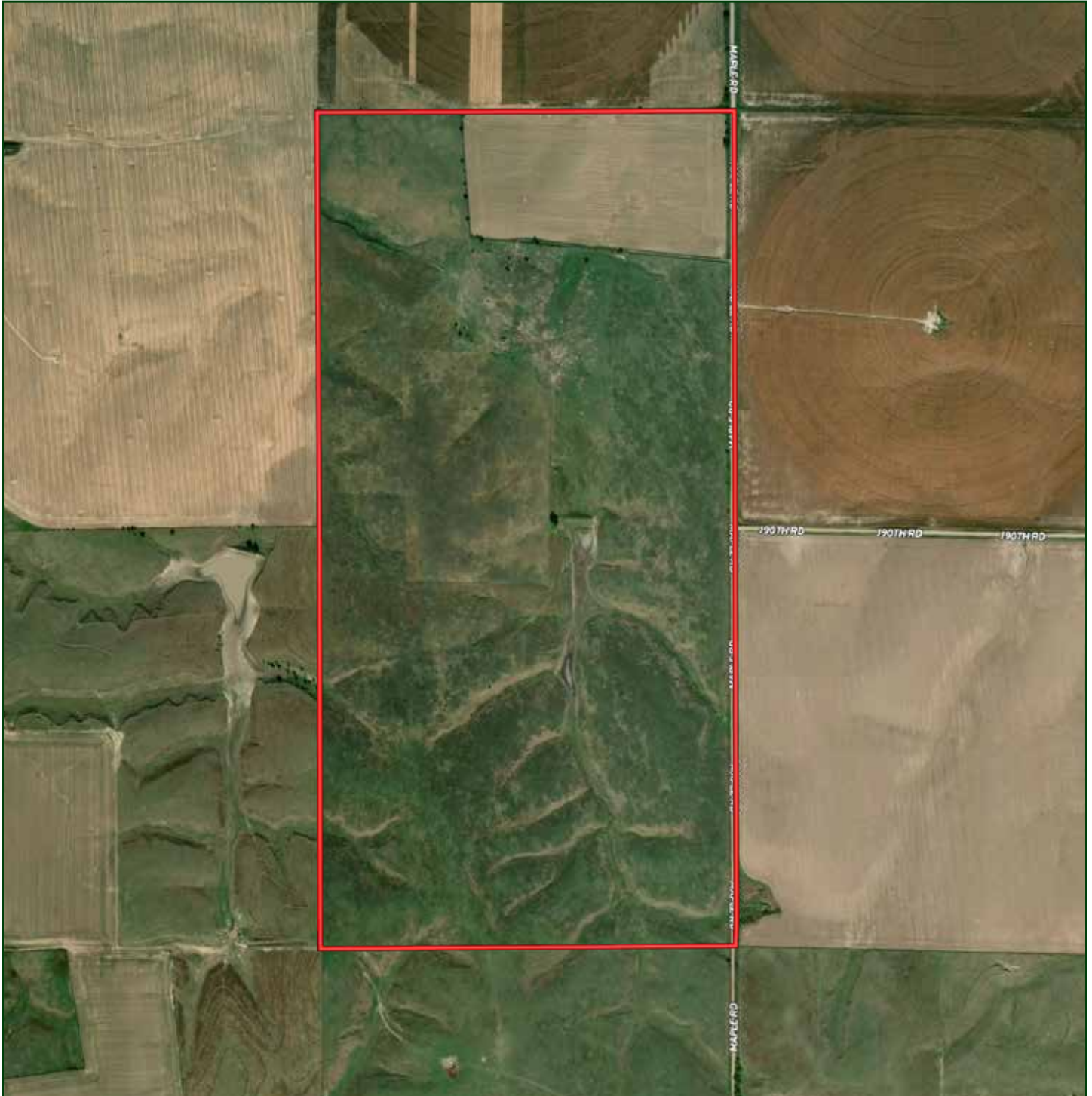
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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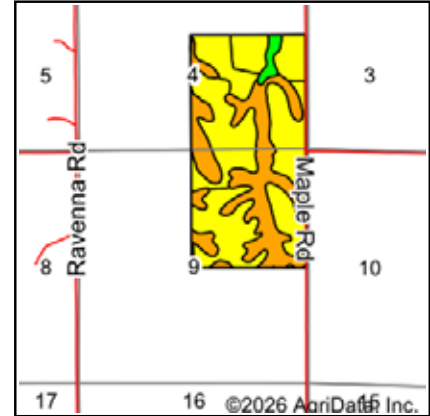
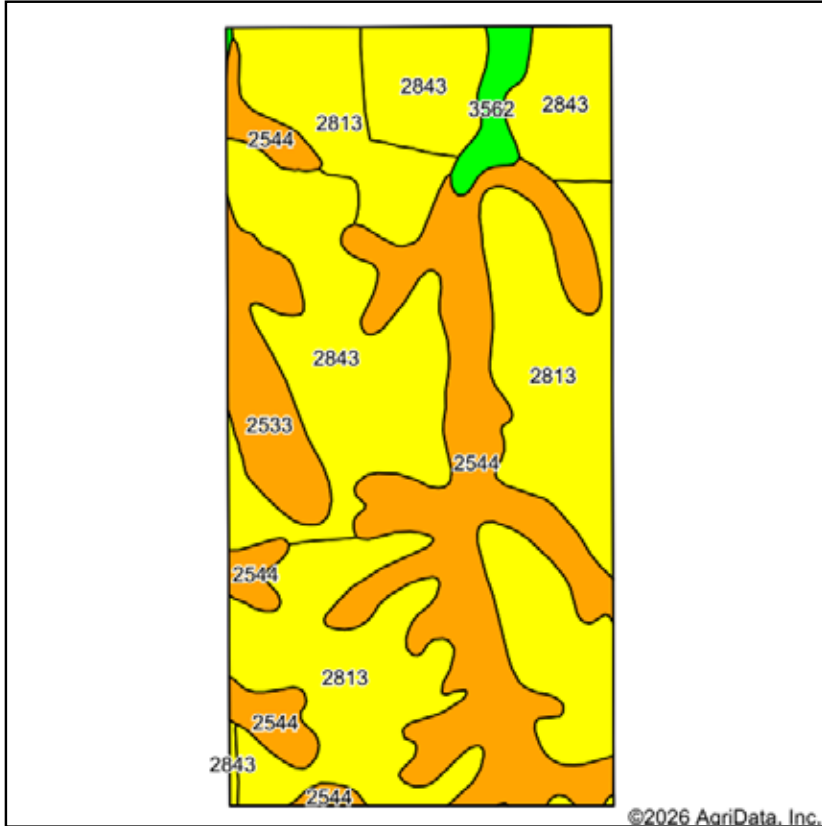
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# SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Buffalo**  
 Location: **9-10N-14W**  
 Township: **Valley**  
 Acres: **316.6**  
 Date: **5/18/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE019, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	124.16	39.3%		IVe	IVe	63	69
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	86.24	27.2%		VIe		24	56
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	81.14	25.6%		IVe	IVe	58	62
2533	Coly silt loam, 11 to 30 percent slopes	18.36	5.8%		VIe		30	57
3562	Hobbs silt loam, occasionally flooded, cool	6.70	2.1%		IIw	IIw		73
<b>Weighted Average</b>					<b>4.62</b>	<b>*-</b>	<b>47.8</b>	<b>*n 63.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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# PROPERTY IMAGES



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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