## LANDFORSALE



**LOCATION:** 8 miles north and 5 miles east of Cozad.

**LEGAL** 

DESCRIPTION: NW1/4 Section 30-T12N-R22W of the 6th P.M., Dawson County, Nebraska.

**PROPERTY** 

**DESCRIPTION:** Dawson County Assessor indicates a total of 159.62 acres. Farm consists of good quality

hardland pasture.

LIVESTOCK

WATER: Provided by a well equipped with windmill.

SOILS: Soils consist of Uly-Coly, Uly, and Hord silt loams, with slopes ranging from 3-30%.

**REAL ESTATE** 

**TAXES:** 2015 Real Estate Tax - \$2,206.76

LIST PRICE: \$312,000.00 CASH

COMMENTS: Productive hardland pasture which has excellent location, along with good fences, and

good livestock water availability.

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Bart Woodward, Broker; Bryan Danburg, Sales Associates

Offered Exclusively By:



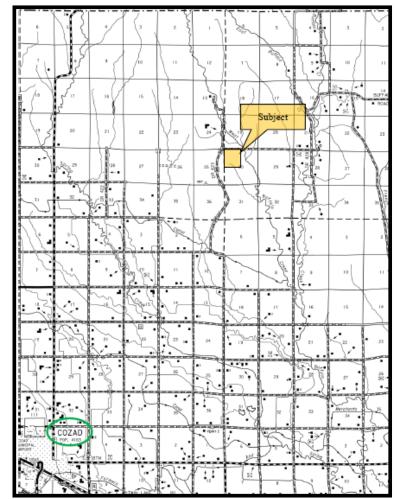
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.

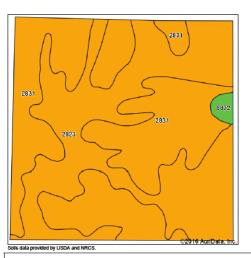


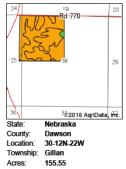












AGRI AFFILIATES, INC.





Area Symbol: NE047, Soil Area Version: 13											
Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Grain sorghum	Winter wheat
	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	80.39	51.7%		Vie		26				
2823	Uly slit loam, 11 to 17 percent slopes, eroded	73.39	47.2%		Vie		53				
8872	Hord slit loam, 3 to 6 percent slopes	1.77	1.1%		Ille	IIIe	69	3	59	55	37
Welghted Average								*-	0.7	0.6	0.4

