

LAND FOR SALE

Vogt Farm, Dawson County



Location:

From Gothenburg, Nebraska the property is 5 miles north on Hwy 47, then 5 miles east on Road 772 with Road 416 bisecting the property.

Legal Description:

Parcel 1: NW1/4 Sec 8-T12N-R24W; **Parcel 2:** NE1/4 Sec 8-T12N-R24W; **Parcel 3:** W1/2 Sec 9-T12N-R24W of the 6th P.M., Dawson County, Nebraska.

Acres & Taxes:

2015 Taxes payable in 2016: **Parcel 1:** \$8,398 on 159.72 taxed acres; **Parcel 2:** \$9,280 on 158.75 taxed acres; **Parcel 3:** \$16,910 on 321.14 taxed acres.

Land Use:

Parcel 1: 134.7 irrigated acres, 15.6 non-irrigated acres, 5.6 acres in grass; **Parcel 2:** 124.2 irrigated acres, 6.4 non-irrigated acres, 15.3 acres in grass, 6 acre improvement site; **Parcel 3:** 239.5 irrigated acres, 24.8 non-irrigated acres, 48.6 acres in grass.

FSA Info:

567.07 acres of cropland; Crop base/PLC Yields: Corn 381.4 acres at 161 bushels; Soybeans 107.6 acres at 59 bushels; Wheat 5.7 acres at 37 bushels; all enrolled in ARC-County. Crop bases will be split on a cropland ratio.

Equipment:

On all parcels the center pivots, power panels, and power units are tenant owned.

Price:

Prices Reduced to:

Parcel 1: \$915,000

Parcel 2: \$1,036,000

Parcel 3: \$1,682,000

Comments:

A very productive and well maintained farm with excellent tenants. Leased through the 2018 growing season.

Contact:

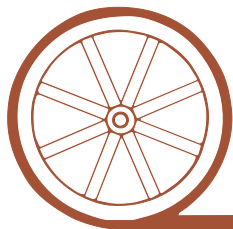
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Offered Exclusively By:



Bruce Dodson, AFM
Listing Agent



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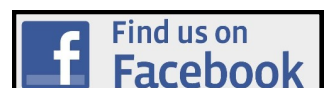
NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

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.





Water: CPNRD reports 500.74 certified irrigated acres; NDNR reports three registered wells:
Parcel 1: G-038818, **Parcel 2:** G-025621, and **Parcel 3:** G-052792.



Home and Outbuildings: 2,102 sq. ft. 1 1/2 story frame home with 4 bedrooms, and 1 bath. Outbuildings include two quonsets, a storage shed, and five grain bins with a total capacity of 37,800 bushels. (Parcel 2)





Soil Map

Majority of the cropland soils consist of Holdrege, Hall, and Cozad silt loam soils, mostly Class II and III.

