

LAND FOR SALE 224 Acres+/- Irrigated Lexington, NE

This is a very productive pivot irrigated farm located 4 miles east of Lexington NE. The farm includes a 2013 7-tower Valley pivot and a 1981 10-tower Valley pivot. The underground piping and irrigation system has been updated in 2013. This farm is available for immediate possession and is in excellent condition.



\$1,600,000

DON KRACKE

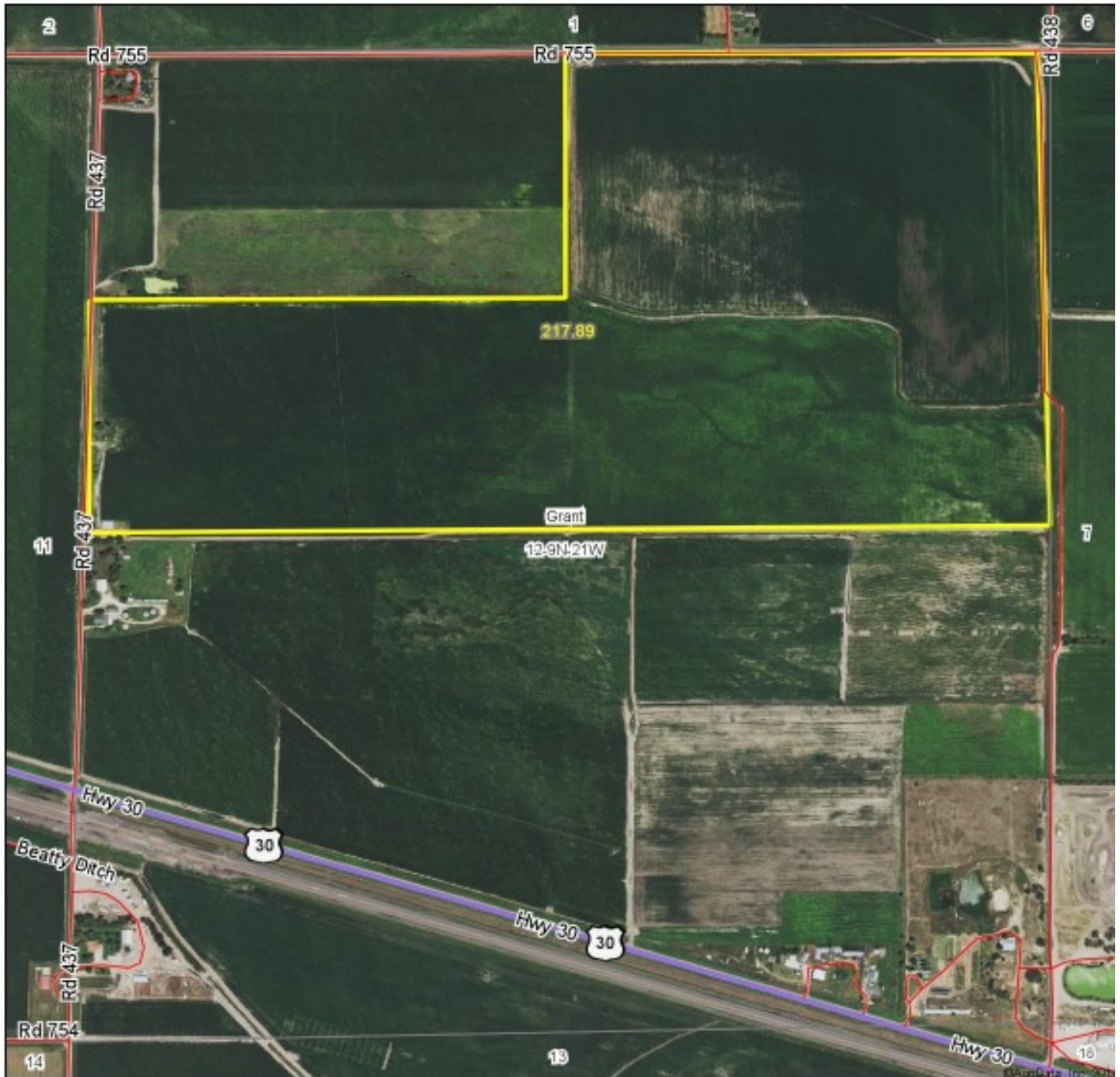
402-432-3462

don@donaldkracke.com

7990 SW 142nd RD DeWitt, NE 68341

www.donaldkracke.com

LAND FOR SALE— 224 Acres+/- Irrigated Lexington, NE



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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12-9N-21W
Dawson County
Nebraska

map center: 40° 45' 54.11, 99° 39' 50.4

scale: 9554



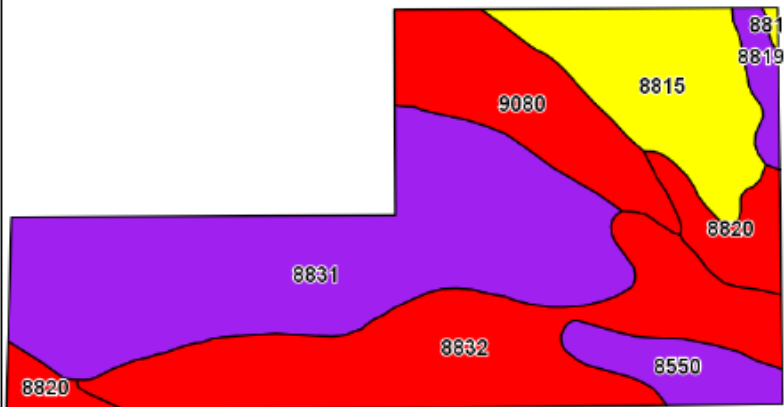
1/20/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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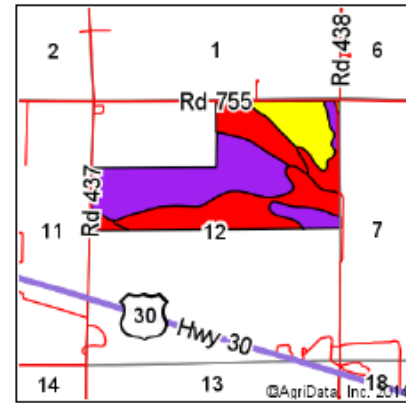
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Soils Map

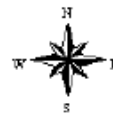


Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Dawson**
 Location: **12-9N-21W**
 Township: **Grant**
 Acres: **220.73**
 Date: **1/22/2015**



Maps Provided By:



Area Symbol: NE047, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
8831	Gosper loam, 0 to 1 percent slopes	82.53	37.4%		IIc	I	59	3	6	52	154	50	120	35
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	56.14	25.4%		IVs	IIIIs	40	2	4	39	109	39	89	23
8815	Cozad silt loam, 0 to 1 percent slopes	29.36	13.3%		IIc	I	67							
9080	Rusco silt loam, 0 to 1 percent slopes	25.30	11.5%		IIw	IIw	34	3	6	51	151	65	118	39
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	12.90	5.8%		IVs	IIIIs	46	3	5	46	109	50	84	25
8550	Silver Creek complex, rarely flooded	10.43	4.7%		IVs	IVs	51	2	4	39	105	35	80	26
8819	Cozad silt loam, 6 to 11 percent slopes, eroded	4.07	1.8%		IVe	IVe	60							
Weighted Average							51.2	2.2	4.4	39.7	113.9	40.6	89.7	26.1



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HEL Status: NHEL: No agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

Farmland: 187.00

Cropland: 183.39

DCP Cropland: 183.39

Effective DCP Cropland: 183.39 CORN Base Acreage: 169.00 Direct Yield: 129

SOYBEANS Base Acreage: 5.10 Direct Yield: 30

TOTAL BASE ACRES: 174.10

Farmland: 33.71

Cropland: 33.71

DCP Cropland: 33.71

Effective DCP Cropland: 33.71 CORN Base Acreage: 28.90 Direct Yield: 122

SOYBEANS Base Acreage: 3.40 Direct Yield: 30

TOTAL BASE ACRES: 32.30

Source: USDA FSA-156EZ



Grant Township, Dawson County, NE

Legal Description: S2 NW4; Part NE4 12-9-21

NE4 NE4 12-9-21

2014 RE Taxes: \$11,824.70

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