

LAND FOR SALE

Northwest Dawson County Farm

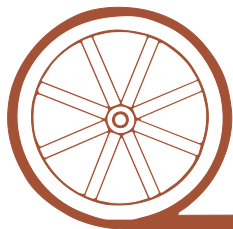


- Location:** From Gothenburg, Nebraska the property is 5 miles north on Hwy 47, then 5 miles east on Road 772 with Road 416 bisecting the property.
- Legal Description:** N1/2 Section 8, W1/2 Section 9-T12N-R24W of the 6th P.M., Dawson County, Nebraska.
- Acres & Taxes:** 639.61 tax assessed acres; 2014 taxes payable in 2015 - \$30,878
- Land Use:** Property consists of 501 irrigated acres, 57 acres in dryland cropland corners, 57 acres in grass, and a nice building improvement site.
- 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.
- Water:** CPNRD reports 500.74 certified irrigated acres; NDNR reports three registered wells: G-038818, G-025621, and G-052792.
- Soils:** Majority of the cropland consists of Holdrege, Hall, and Cozad silt loam soils. Mostly Class II and III.
- Improvements & Equipment:** 2,102 sq. ft. 1 1/2 story frame home with 4 bedrooms, and 1 bath. Outbuildings include two Quonsets and a storage shed, five grain bins with a total capacity of 37,800 bushels. The 4 center pivots, power panels, and power units are tenant owned.
- Price:** \$4,490,000
- Comments:** A very productive and well maintained farm with excellent tenants. Leased through the 2018 growing season.
- Contact:** **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Jerry Weaver, Don Walker, Chase Dodson, Mike Polk, Tony Eggleston



Bruce Dodson,
Listing Agent

Offered Exclusively By:



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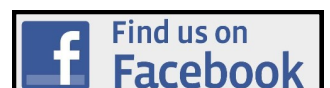
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided 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





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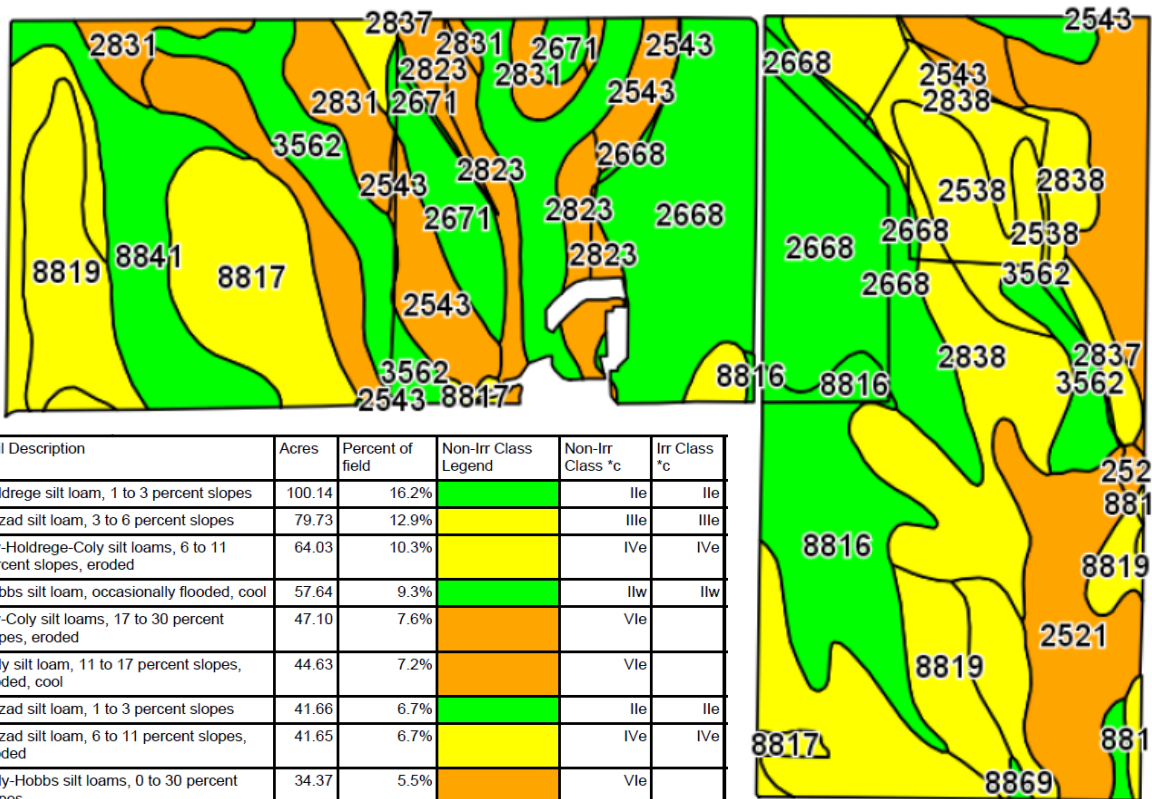
Home and Outbuildings: 2,102 sq. ft. 1 1/2 story frame home with 4 bedrooms, and 1 bath. Outbuildings include two Quonsets and a storage shed, five grain bins with a total capacity of 37,800 bushels.





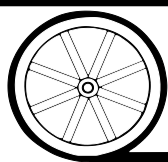
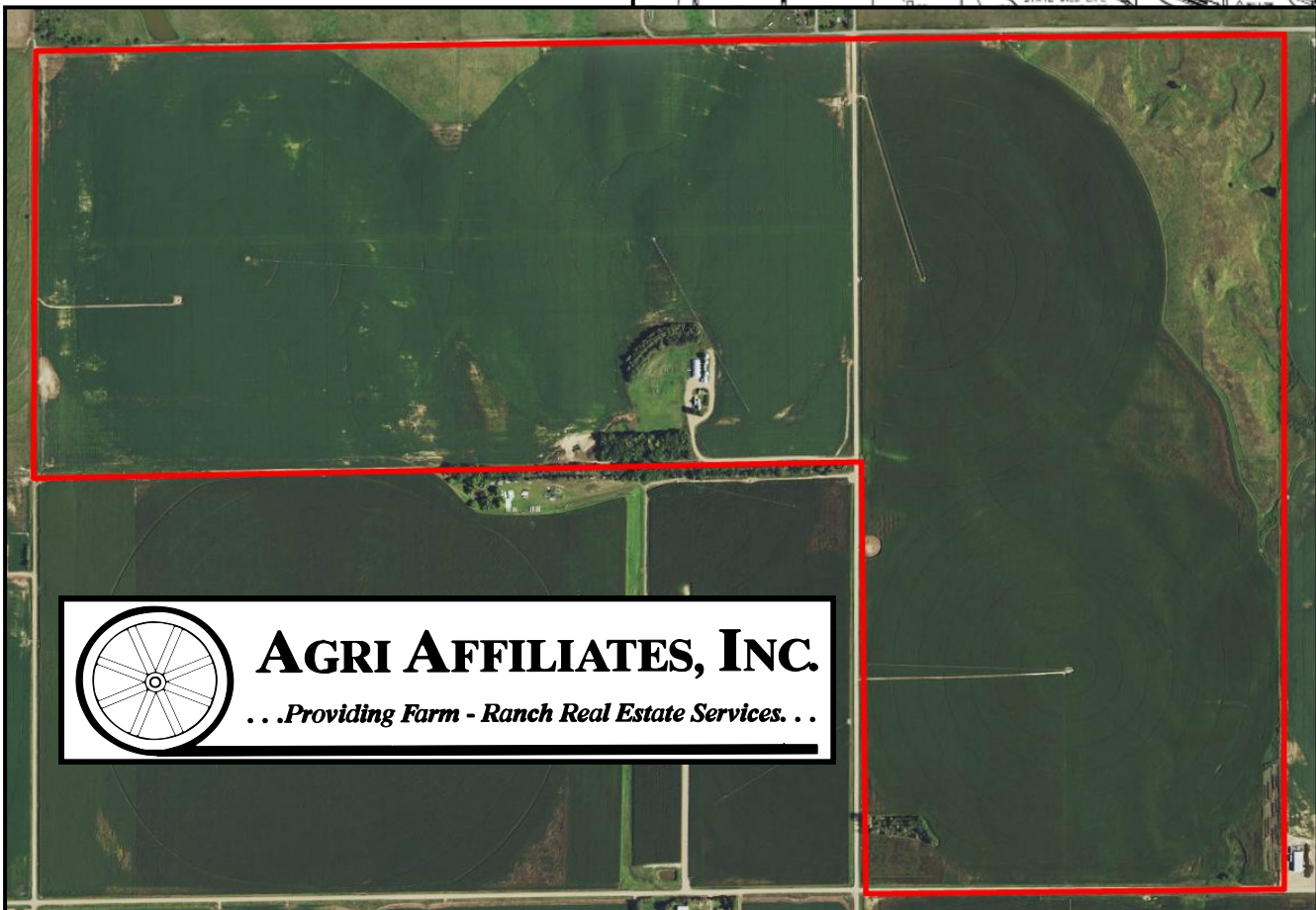
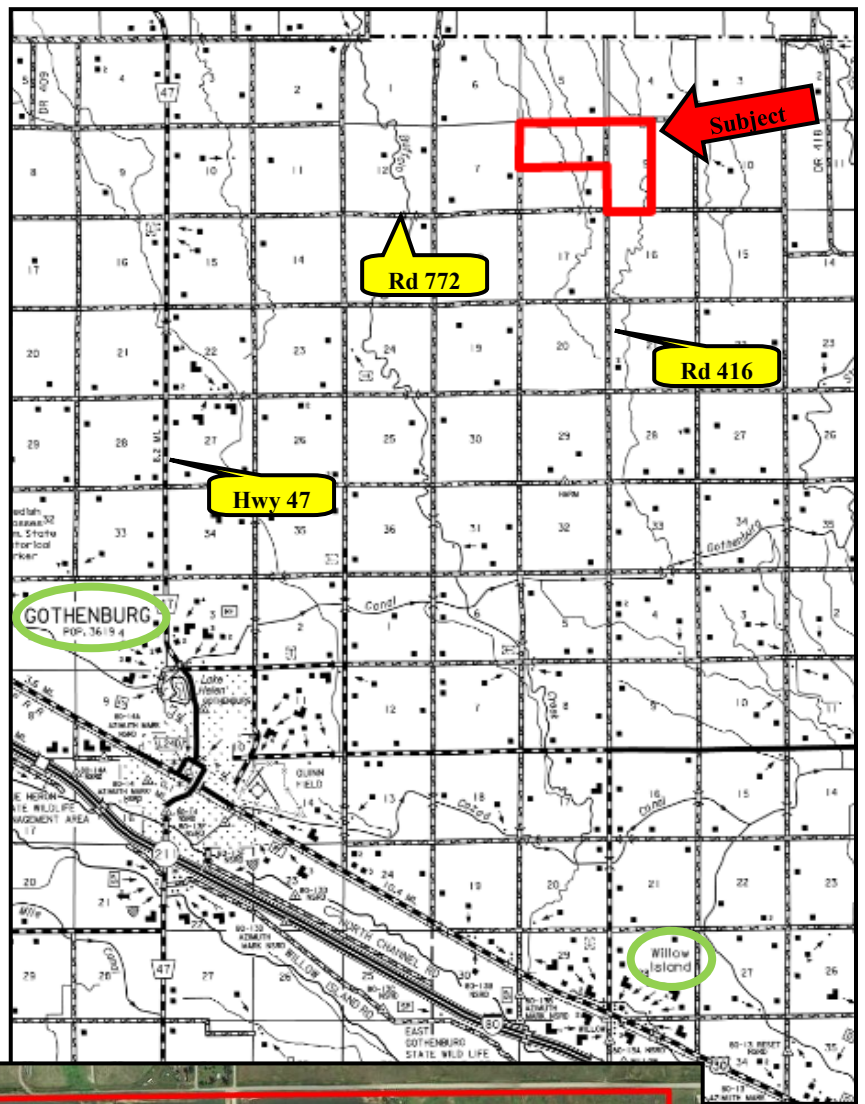
Soil Map

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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
2668	Holdrege silt loam, 1 to 3 percent slopes	100.14	16.2%		Ile	Ile
8817	Cozad silt loam, 3 to 6 percent slopes	79.73	12.9%		IIle	IIle
2838	Uly-Holdrege-Coly silt loams, 6 to 11 percent slopes, eroded	64.03	10.3%		IVe	IVe
3562	Hobbs silt loam, occasionally flooded, cool	57.64	9.3%		IIw	IIw
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	47.10	7.6%		VIe	
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	44.63	7.2%		VIe	
8816	Cozad silt loam, 1 to 3 percent slopes	41.66	6.7%		Ile	Ile
8819	Cozad silt loam, 6 to 11 percent slopes, eroded	41.65	6.7%		IVe	IVe
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	34.37	5.5%		VIe	
8841	Hall silt loam, 1 to 3 percent slopes	31.64	5.1%		Ile	Ile
2823	Uly silt loam, 11 to 17 percent slopes, eroded	22.23	3.6%		VIe	
2538	Coly silt loam, 6 to 11 percent slopes, eroded	18.60	3.0%		IVe	IVe
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	17.22	2.8%		Ile	Ile
8872	Hord silt loam, 3 to 6 percent slopes	9.72	1.6%		IIle	IIle
2837	Uly-Holdrege silt loams, 6 to 11 percent slopes	8.65	1.4%		IIle	IIle
8869	Hord silt loam, 0 to 1 percent slopes	0.65	0.1%		IIc	Iw





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