

LAND FOR SALE

DAWSON COUNTY PIVOT

LOCATION: 5 miles north and 3 1/2 miles west of Overton, or 2 miles north and 6 1/2 miles east of Lexington. (Farm located on Road 758.)

LEGAL DESCRIPTION: E1/2 SW1/4 and W1/2 SE1/4 except a 12.45 acre tract all in Section 21-T10N-R20W of the 6th P.M., Dawson County, Nebraska.

PROPERTY DESCRIPTION: Dawson County Assessor indicates a total of 143.92 acres. Farm consists of good quality pivot and gravity irrigated cropland with a small amount of dry crop.

FARM SERVICE AGENCY INFORMATION: Dawson County Farm #6703
Total Cropland - Farm contains approximately 144.0 acres of cropland.
Government Base Acres
 Corn 122.5 acres at 140 bu/acre
 Soybeans 1.0 acre at 39 bu/acre

IRRIGATION INFORMATION: Water for irrigation is provided by two electric wells.

	<u>West Well</u>	<u>East Well</u>
Well Registration	G008484	G008483
Completion Date	10/22/1980	8/14/1973
	At 1,100 gpm	At 1,000 gpm
Well Depth	220'	140'
Static Water Level	43'	45'
Pumping Level	80'	100'
Column	8"	8"
Pump	Fairbanks Morse	Layne
Power Unit	50 hp electric motor	40 hp electric motor
The two electric motors & panels are tenant owned and do not sell with property		
Pivot	2006 Reinke Model 2065	-----

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NRD

INFORMATION: The farm is located in the Central Platte NRD and has a total of 146.7 certified irrigated acres.

SOILS: Soils consist primarily of very productive Class I Hord and Cozad silt loams, with a small amount of Class II Cozad silt loam.

RE TAXES: 2014 Real Estate Tax - \$9,204.16

LIST PRICE: **\$1,250,000.00** **TERMS ACCEPTABLE TO SELLER**

COMMENTS: This is a very productive farm located in a strong farming community. This farm is part of a retirement plan, and will be sold on terms acceptable to seller.

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