

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 | ----- |

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management • Sales • Auctions • Appraisals

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 expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com



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: **\$1,300,000.00** **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. (Property sells subject to a cash farm lease which terminates February 28, 2015)

CONTACT: Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com
Bryan Danburg, Sales Person (308) 380-3488 bryan@agriaffiliates.com
Kent Richter, Sales Person (308) 627-6465 kent@agriaffiliates.com
David J. Frost, Assoc. Broker (308) 380-8321 davef@agriaffiliates.com
John Keeney, Sales Person (308) 293-1713 jkeeney@agriaffiliates.com

