

LAND FOR SALE

FALKINBURG FARM DAWSON COUNTY

Location: 1 mile east and 5 1/2 miles north of Lexington, NE at the intersection of County Road 435 and Road 762.

Legal Description: Part of the NW1/4 and the SW1/4 north of irrigation canal Section 3-T10N-R21W of the 6th P.M., Dawson County, Nebraska.

Acres & Taxes: 155.86 tax assessed deeded acres with 2013 real estate taxes payable in 2014 of \$4,330.08.

Land Use: Farm consists of gravity irrigated cropland and pasture.

FSA Data: Total Cropland - 97.93 acres
Government Base Acres:
Corn - 58.5 acres with a direct yield of 125 bu/ac & a counter cyclical yield of 144 bu/ac
Soybeans - 7.5 acres with a direct yield of 36 bu/ac & a counter cyclical yield of 43bu/ac

Irrigation Well:

Registration # - G-010187,
Completion Date - 7/9/2003 @ 900 GPM,
Well Depth - 350'
Static Level - 10'
Pump Level - 64'
Column - 8"
Pump - Fairbanks Morse
Gearhead - 40HP Amarillo

NRD

Information: The farm is located in the Central Platte NRD and has a total of 68.58 certified irrigated acres.

Stock Water: Livestock water is provided by a stock well equipped with windmill and four stock ponds.

Soils: The cropland soils consist primarily of Class I, II, & III Hord silt loam, 0-6% slope. Pasture consist primarily of Coly, Uly-Coly and Hord silt loams. Slopes range from 1-30%.

List Price: **\$570,000** **Cash**

Comments: This is an excellent opportunity to purchase a quality combination farm with summer grazing and gravity irrigated cropland. Property sells subject to a cash lease which terminates March 1, 2015.

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FALKINBURG FARM LOCATION MAP

