

LAND FOR SALE

WILLOW ISLAND 80 Dawson County, NE



LOCATION: 1 mile north and 1/2 mile west of the community of Willow Island. Access is provided by County Gravel Road 764 which borders on the north.

LEGAL DESCRIPTION: E1/2 NW1/4 Section 29-T11N-R24W of the 6th P.M., Dawson County, Nebraska.

PROPERTY

DESCRIPTION: Dawson County Assessor indicates a total of 80.27 acres. Farm consists of highly productive gravity irrigated cropland.

SOILS: Cropland soils consist of Class I, II, and III Cozad and Hord silt loams and Cozad fine sandy loam.

RE TAXES: 2011 Real Estate Taxes - \$2,965.10

FARM SERVICE AGENCY

INFORMATION: Total cropland of 79.5 acres.
Government base acres:
Corn 78.6 acres with direct and counter cyclical yield of 120 bu/acre
All cropland is considered non-highly erodible by the NRCS.

IRRIGATION

INFORMATION: Water for irrigation is provided by an electric well located in the northwest. Irrigation well and equipment information is as follows:

Well registration	G-148008
Completion Date	6/25/2007 at 900 gpm
Well Depth	280'
Static Water Level	7'
Pumping Level	45'
Column	8"
Pump	American Turbine
Power Unit	25 hp General Electric motor

NRD

INFORMATION: Farm is located in the Central Platte Natural Resource District (NRD), and contains 79.5 certified irrigated acres.

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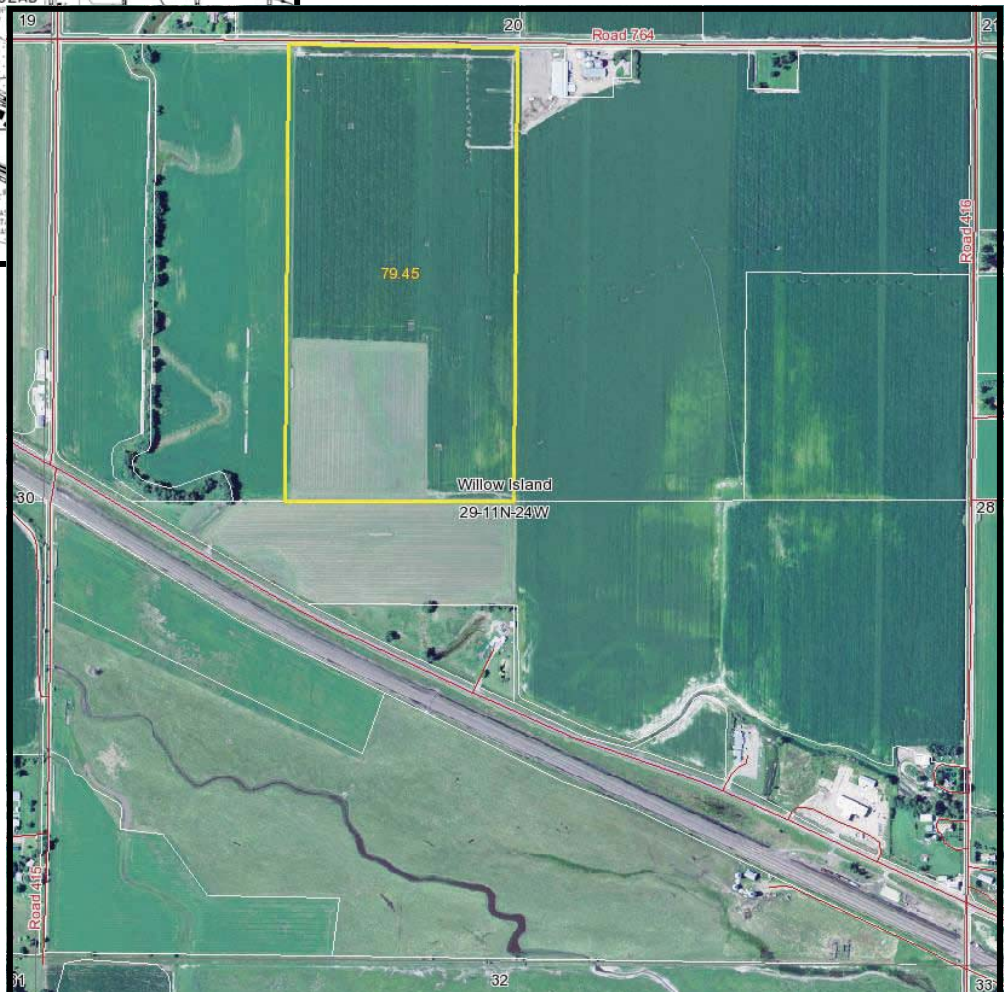
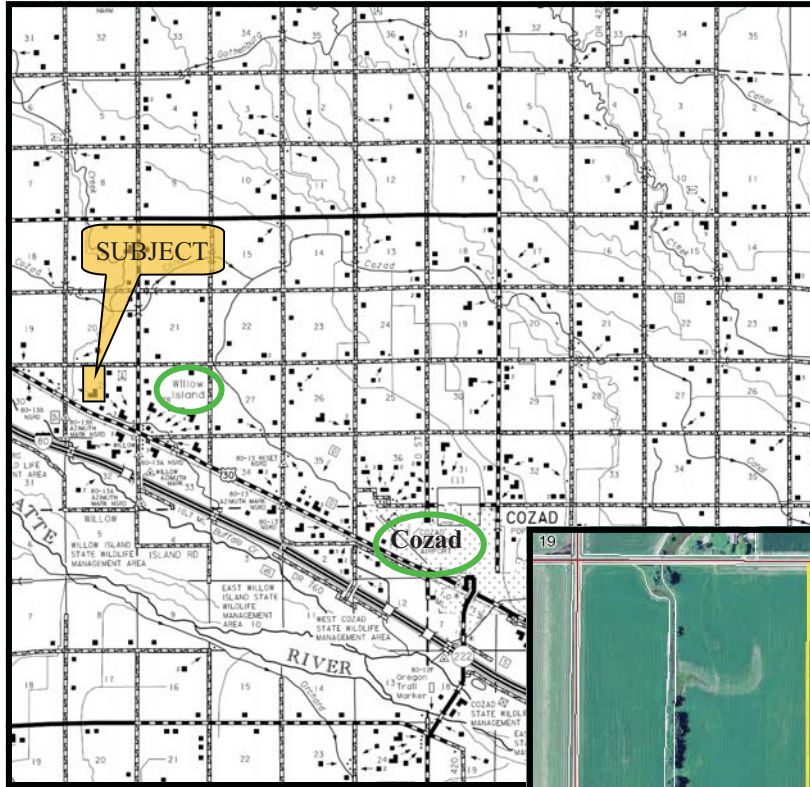
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

LIST PRICE: **\$515,000** **CASH**

COMMENTS: Excellent gravity irrigated farm located in a strong farming community.

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