

LAND FOR SALE

DAWSON COUNTY PIVOT IRRIGATED FARM

LOCATION: 1 1/2 miles southwest of Overton, Nebraska.
Located on the corner of 751 Road and 442 Road.

LEGAL

DESCRIPTION: SW1/4 and West 100 feet of the South 24 feet of the NW1/4; and the SE1/4 (except 6.4 acre tract in the northeast corner; and a 1.04 acre tract in the S1/2 of the SE1/4) all in Section 26-T9N-R20W of the 6th P.M., Dawson County, Nebraska.



PROPERTY

DESCRIPTION: Dawson County Assessor indicates a total of 320.1 acres. Farm consists of pivot irrigated cropland with gravity irrigated and dry crop corners.

FARM SERVICE AGENCY

INFORMATION: Total Cropland Acres - 311.24

Government Base Acres

Corn base - 292.5 acres w/direct yield of 126 bu/acre and counter cyclical yield of 165 bu/acre

IRRIGATION

INFORMATION:

	<u>East Center</u>	<u>West Center</u>	<u>Northwest Well</u>	<u>West Well</u>	<u>North Well (Idle)</u>
Well Registration	G007570	G32573	G008773	G009340	G007569
Completion Date	4/22/2004	4/1/2002	1/1/1948	12/14/1978	1/1/1943
Gallons Per Minute	1,100	800	1,100	1,200	1,100
Well Depth	300'	300'	36'	300'	30'
Static Water Level	9'	6'	12'	9'	10'
Pumping Level	130'	57'	24'	80'	40'
Column	8"	8"	8"	8"	8"
Pump	Fairbanks Morse	Western Land Roller	Layne Bowler, belt driven	Fairbanks Morse	Fairbanks Morse, belt driven
Power Unit	Gen Electric 75 hp	U S Electric 40 hp	Baldor electric motor 10 hp	Gen Electric 30 hp	Electric motor 15 hp
Control Panel	Siemens	Cutler Hammer	Cutler Hammer	Cutler Hammer	
Pivot	7 tower Zimmatic w/cornering arm New in 2004	7 tower Zimmatic New in 2002			

(Irrigation well located along the south border is owned by another party and is encumbered by a easement and severance agreement)

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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.

NRD

INFORMATION: Farm is located in the Central Platte Natural Resource District, (NRD) and has a total of 310.5 certified irrigated acres.

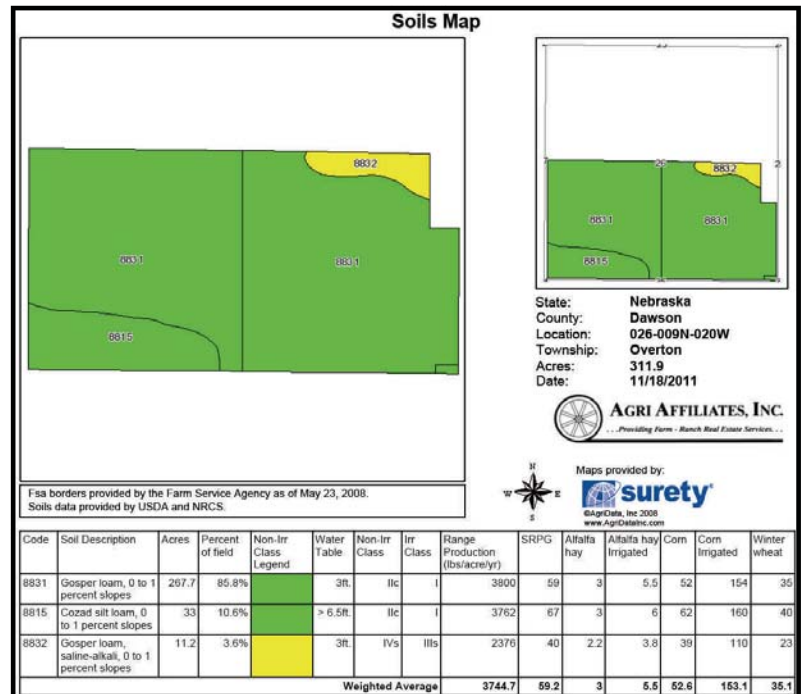
SOILS: Soils consist primarily of Class I irrigated, Class II non-irrigated Cozad silt loam, and Gosper loam, with slopes of 0-1%. A minor amount of Gosper loam, saline alkali is located in the northeast corner.

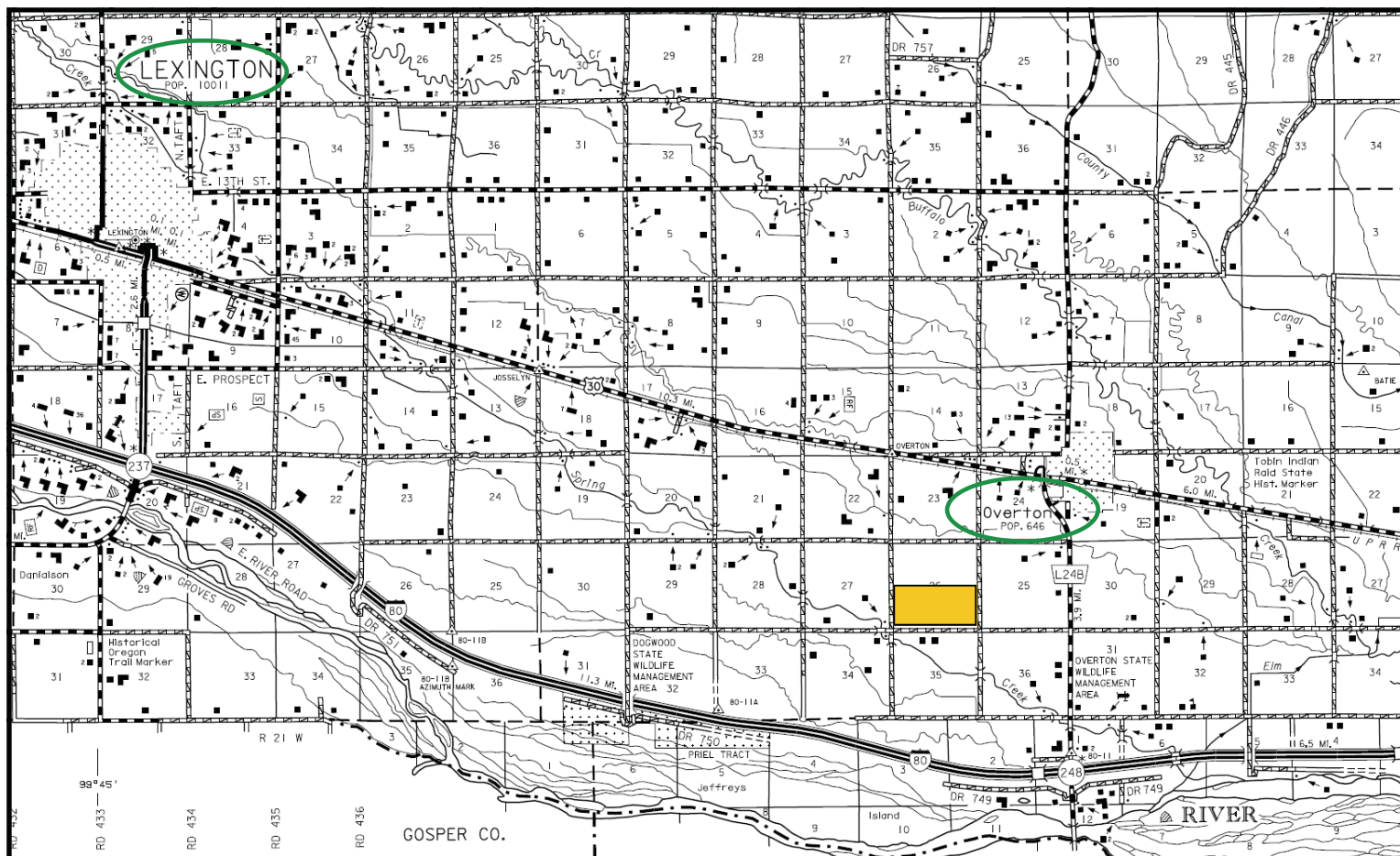
RE TAXES: 2010 Real Estate Tax - \$9,442.74

LIST PRICE: \$2,157,975.00 CASH

COMMENTS: This is a well maintained, productive farm located in a strong farming community.

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