

LAND FOR SALE

THIEL TRUST FARM DAWSON COUNTY, NEBRASKA

Location: Farm is located 1 mile west of Overton in Dawson County, Nebraska. (Farm located on the corner of Road 443 and Road 753)

Legal

Description: SE1/4 Section 14-T9N-R20W of the 6th P.M.,
Dawson County, Nebraska.

Property

Description: Dawson County Assessor indicates a total of 159.29 acres. Farm consists of a good quality pivot irrigated quarter with gravity irrigated and dry crop corners.

FSA Info:

Total Cropland - 157.4 acres
Government Base Acres

Corn 78.6 acres with direct yield of 112 bu/acre
and counter cyclical yield of 138 bu/acre

Soybeans 53.9 acres with direct yield of 34 bu/acre and counter cyclical yield of 40 bu/acre

All cropland is considered non-highly erodible by the NRCS.



Irrigation

Information: Water for irrigation is provided by an electric well located along the north border. Irrigation well and equipment information is as follows:

Well Registration	G013291	
Completion Date	7/8/1954	at 980 gpm
Well Depth	122'	
Static Water Level	13'	
Pumping Level	53'	
Column	10"	

In 1988, new bowls were added and the pump was lowered approximately 20 feet to a pumping level of 80 feet.

Pump - Sargent

Power Unit - U S Electric high thrust, 60 hp electric motor

Pivot - 1992, 8 tower Reinke (new drops added in 2009)

Well Guard control panel

NRD

Information: The farm is located in the Central Platte Natural Resource District, and contains 143.2 certified irrigated acres.

Offered Exclusively By:



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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.

Soils: Cropland soils consist of approximately 41% Class I irr, Class II non-irr Cozad silt loam, 0-1% slope; 30% Class III irr, Class IV non-irr, Cozad silt loam, saline alkali, 0-1% slope; and 29% Class III irr, Class IV non-irr, Wood River-Gayville complex, 0-1% slope.

Taxes: 2009 Real Estate Taxes - \$3,037.68

List Price: **\$510,000** **Cash**

Comments: This is an opportunity to own a productive pivot irrigated farm located in a strong farming community. (Farm sells subject to a 2010 cash farm lease).

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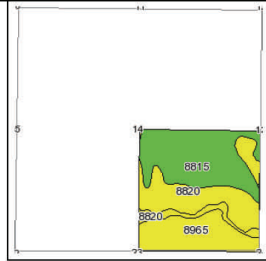
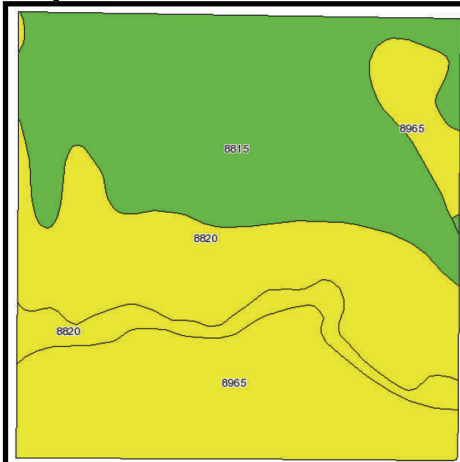
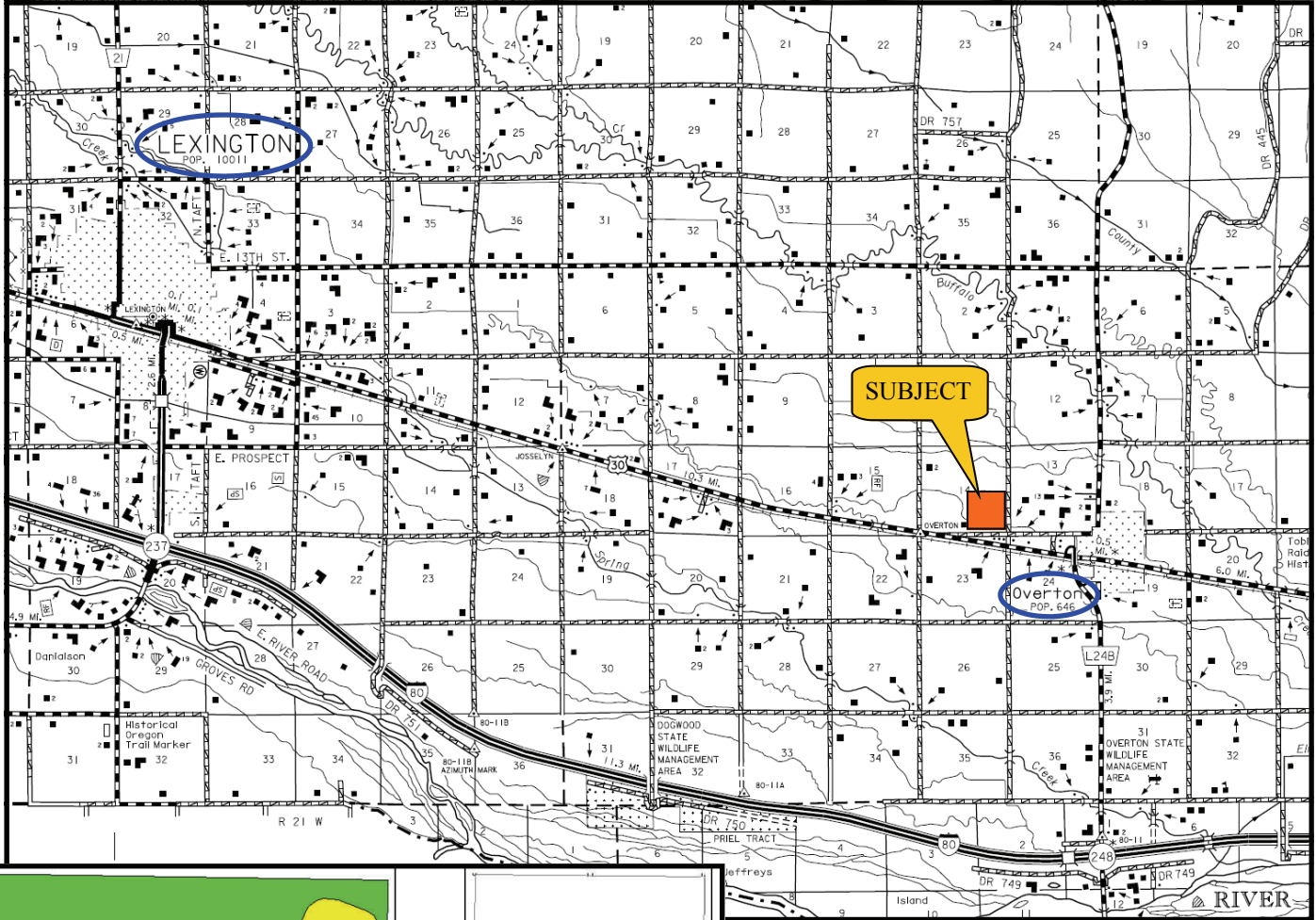


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THIEL TRUST FARM

DAWSON COUNTY, NEBRASKA

LOCATION & SOILS MAP



State: Nebraska
County: Dawson
Location: 014-009N-020W
Township: Overton
Acres: 157.4
Date: 11/8/2010



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



Maps provided by:
surety
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
8815	Cozad silt loam, 0 to 1 percent slopes	64.9	41.3%		IIC	I	67	3	6	62	160	57	120	40
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	46.7	29.7%		IVs	III	46	2.5	4.5	46	110	50	85	25
8965	Wood River-Gayville complex, 0 to 1 percent slopes	45.7	29.0%		IVs	III	20	2.5	3.5	36	99	37	80	25
9080	Rusco silt loam, 0 to 1 percent slopes	0.1	0.0%		IIw	IIw	34	2.5	6	52	154	66	120	40
Weighted Average							47.1	2.7	4.8	49.7	127.5	49.1	98	31.2

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