

LAND FOR SALE

DAWSON COUNTY FARM

(Commercial and/or Industrial Development Potential)

LOCATION: Borders the city of Lexington along the south east. Farm located on the corner of paved Prospect Road and paved Road 435. Paved East Industry Drive borders the property along the west.



LEGAL

DESCRIPTION: S1/2 SE1/4 Section 9-T9N-R21W of the 6th P.M., Dawson County, Nebraska.

PROPERTY

DESCRIPTION: Dawson County Assessor indicates a total of 79.38 acres. Farm consists of gravity irrigated cropland with potential for industrial and/or commercial development.

ZONING: Zoned A1, Agriculture.

FSA

INFORMATION: Total Cropland - 75.5 acres
Government Base Acres:
 Corn 38.4 acres with direct yield of 123 bu/acre
 and counter-cyclical yield of 124 bu/acre
 Soybeans 19.1 acres with direct yield of 30 bu/acre
 and counter-cyclical yield of 36 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 south west. Irrigation well and equipment information is as follows:
Well Registration G008052
Completion Date 7/20/1956
GPM 800
Well Depth 60'
Static Water Level 10'
Pumping Level 28'
Column 8"
Pump Western Land Roller
Power Unit US Motors Electric 10hp motor

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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.

NATURAL RESOURCE

DISTRICT INFORMATION: Farm is located in the Central Platte Natural Resource District (NRD) and contains 75.5 certified irrigated acres.

SOILS: Soils consist primarily of Class III Wood River/Gayville complex with slopes of 0-1% along with lesser amounts of Silver Creek silt loam and Rusco silt loams with slopes of 0-1%.

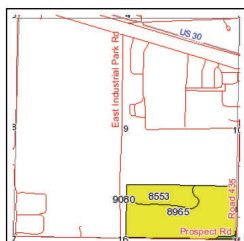
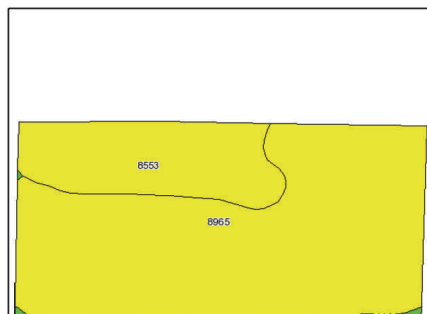
REAL ESTATE

TAXES: 2009 Real Estate Taxes - \$1,714.72

LIST PRICE: **\$378,000** **Cash**

COMMENTS: This is a productive farm which offers excellent commercial and/or industrial development potential due to its location and access.

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State: Nebraska
County: Dawson
Location: 009-009N-021W
Township: Lexington
Acres: 75.5
Date: 9/15/2010



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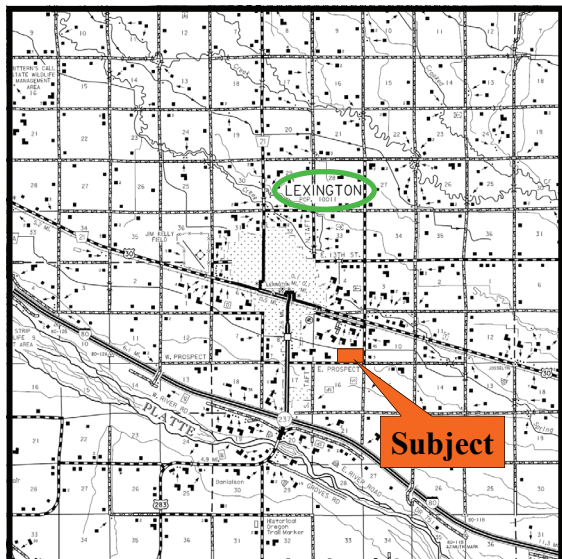
Maps provided by:



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

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
8965	Wood River-Gayville complex, 0 to 1 percent slopes	57.1	75.7%		IVs	IIIs	20	2.5	3.5	36	99	37	80	25
8553	Silver Creek silt loam, rarely flooded	17.8	23.5%		IIlw	IIlw	51	2.8	5	52	138	46	100	35
9080	Rusco silt loam, 0 to 1 percent slopes	0.6	0.7%		IIw	IIw	34	2.5	6	52	154	66	120	40
Weighted Average							27.4	2.6	3.9	39.8	108.5	39.3	84.9	27.4



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