

LAND FOR SALE

JOHNSON FARM - PARCEL #1 DAWSON COUNTY, NEBRASKA

Location: 1 1/2 miles southeast of Cozad, Nebraska, On U S Highway 30.
(located on corner of U S Hwy 30 & Road 424)

Legal

Description: **Parcel #1** - A 13.34 acre tract located in the SW1/4 Section 10; and all of Section 15 located north of U S Highway 30, with exception to a 1.83 acre tract located in the northwest quarter, all in T10N-R23W of the 6th P.M, Dawson County, Nebraska.



Property

Description: Dawson County Assessor indicates a total of 408.36 acres. Farm consists of highly productive gravity irrigated cropland with a small amount of dry crop. **(Farm has pivot irrigation development potential)**

FSA Info:

Total Cropland - 402.8 acres
Government Base Acres

Corn 212.5 acres at 125 bu/acre

Soybeans 7.5 acres at 42 bu/acre

(yields are for both direct and counter cyclical payments) All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Water for irrigation is provided by four electric wells and a re-use pit. Irrigation well and equipment information is as follows:

	Well #1	Well #2	Parcel #1 Well #3	Well #4	Re-Use Pit
Well Registration	G007230	G014842	G007228	G007231	
Completion Date	7/14/1997	4/24/1953	7/1/1936	6/1/1954	
Gallons / Minute	1,000	500	1,300	1,050	
Well Depth	80'	40'	40'	76'	
Static Water Level	11'	14'	12'	12'	
Pumping Level	37'	35'	22'	33'	
Column	8"	6"	8"	8"	
Pump	Ingersoll-Dresser	Western Land Roller	Western Land Roller	Layne Bowler	Gorman Rupp
Power Unit	15 hp GE	10 hp GE	15 hp U S Elec	15 hp GE	10 hp electric motor
Control Panel	Allen Bradley	Square D	Allen Bradley	General Electric	

(All irrigation pipe is tenant owned and does not sell with property.)

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management · Sales · Auctions · Appraisals

KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

Kearney NE 68848-1390

www.agriaffiliates.com

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: Parcel #1 of Johnson Farm is located in the Central Platte Natural Resource District, and contains 400.1 certified irrigated acres:

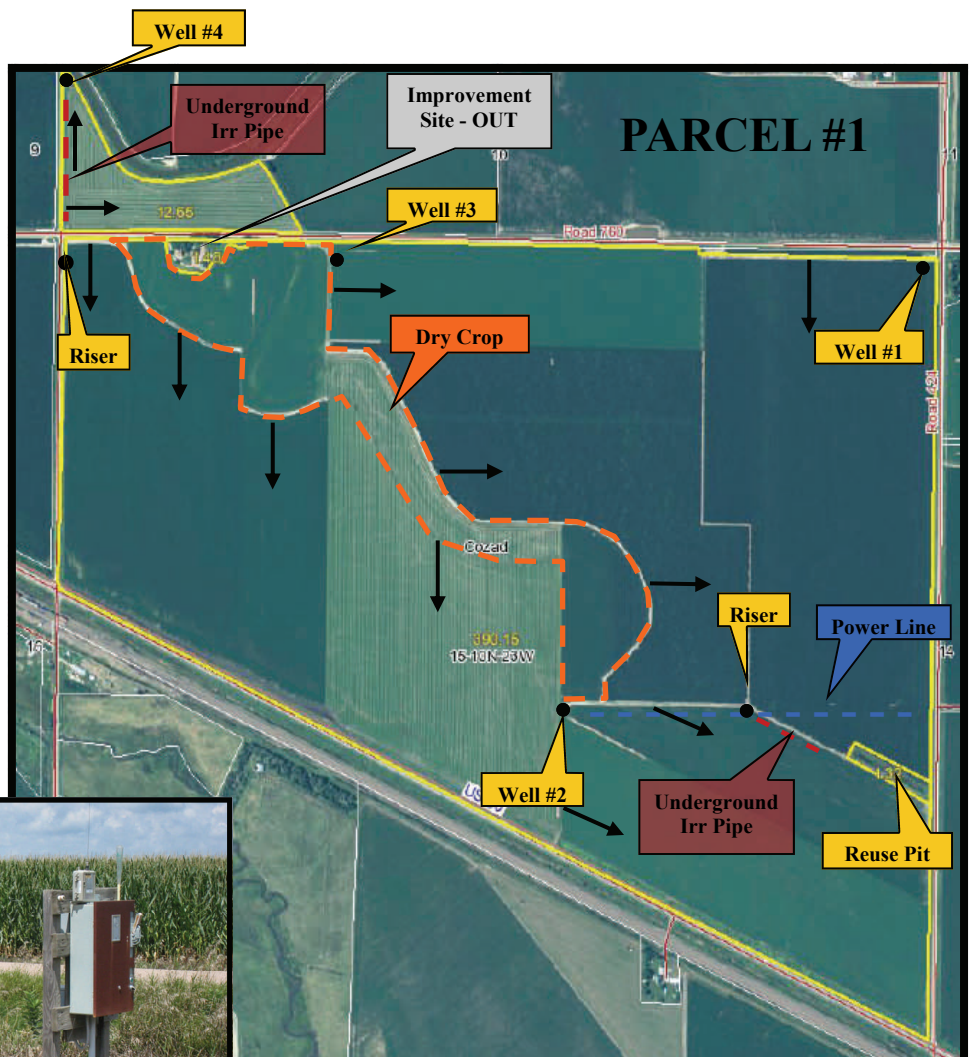
Soils: Consists primarily of Class I and II Cozad, Hord, and Hall silt loams, with lesser amounts of Class II Anselmo fine sandy loam and Class III Cozad silt loam.

Taxes: 2009 Real Estate Taxes - \$10,430.98

List Price: **\$1,530,000** **Cash**

Comments: This is a rare opportunity to acquire a large productive farm located in a strong farming community. (Farm sells subject to a 2010 crop share lease). Bisecting the farm west to east is an underground gas line currently operated by Source Gas Distribution, LLC.

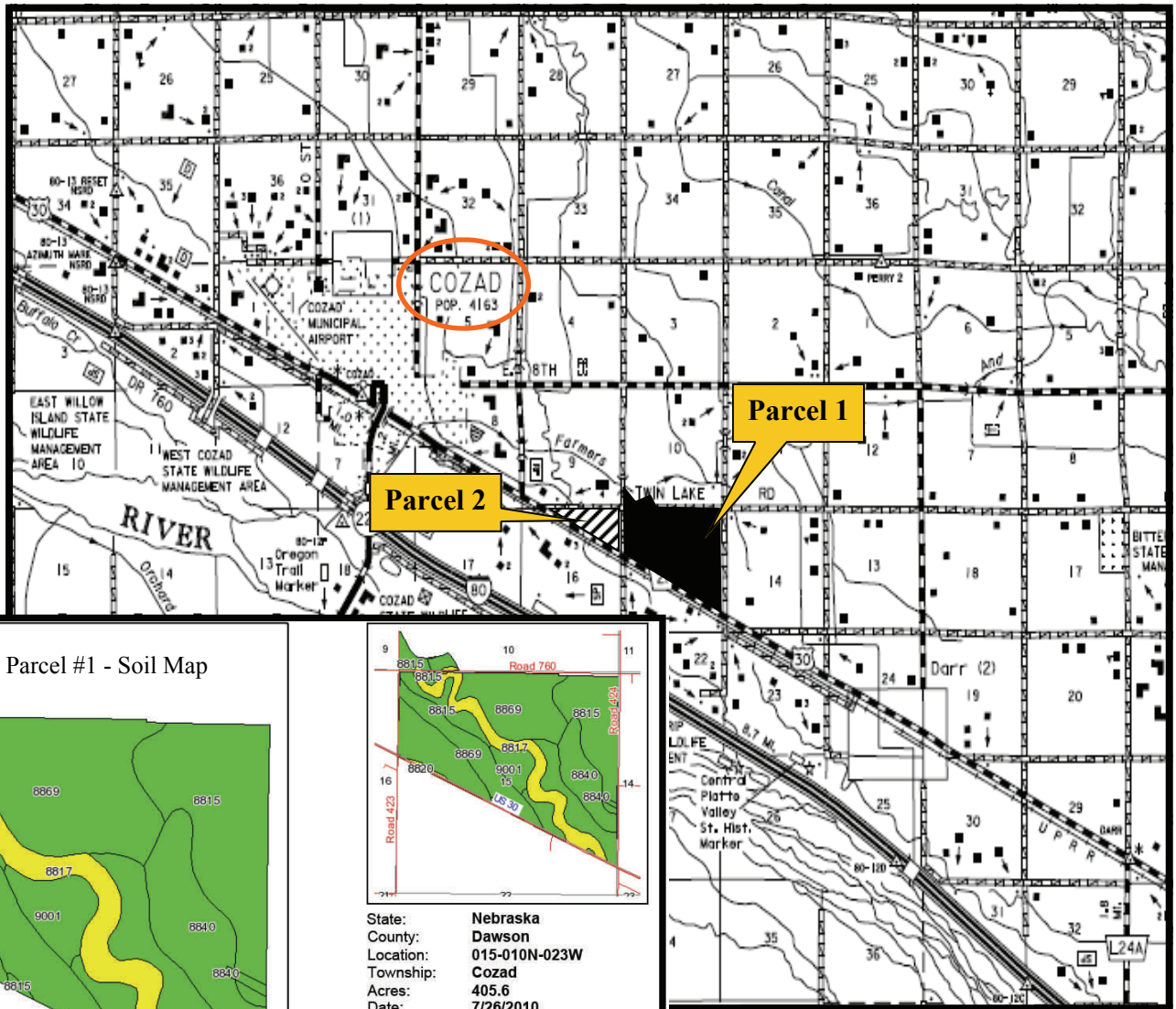
Contact: Bart Woodward, Listing Broker (308) 233-4605 bart@agriaaffiliates.com
Bryan Danburg, Salesperson (308) 380-3488
David J. Frost, Assoc. Broker (308) 380-8321
Kent Richter, Salesperson (308) 627-6465



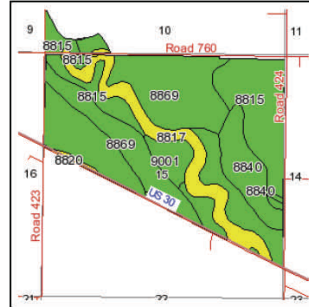
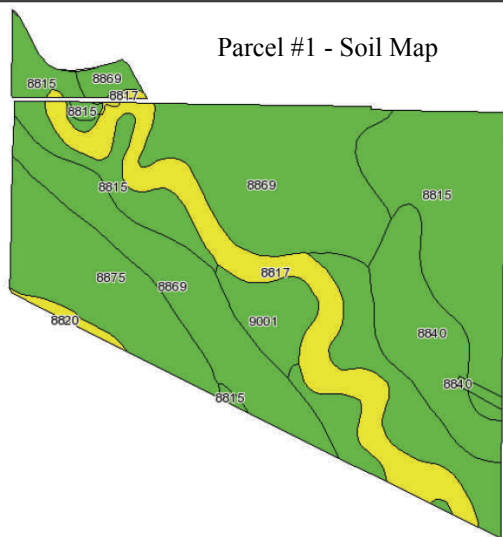
JOHNSON FARM

DAWSON COUNTY, NEBRASKA

LOCATION & SOILS MAP



Parcel #1 - Soil Map



State: Nebraska
 County: Dawson
 Location: 015-010N-023W
 Township: Cozad
 Acres: 405.6
 Date: 7/26/2010



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...



Maps provided by:



©AgriData, Inc. 2008
 www.AgriDataInc.com

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
8815	Cozad silt loam, 0 to 1 percent slopes	131.5	32.5%		IIc	I	67	3	6	62	160	57	120	40
8869	Hord silt loam, 0 to 1 percent slopes	122.9	30.3%		IIc	I	73	3.5	6.2	65	160	61	120	43
8817	Cozad silt loam, 3 to 6 percent slopes	50.4	12.4%		IIle	IIle	64	2.4	5.4	49	143	46	95	34
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	46.3	11.4%		IIlw	IIlw	63	5.5	6.2	78	160	72	115	40
8840	Hall silt loam, 0 to 1 percent slopes	36.4	9.0%		IIc	I	70	3.5	6.2	68	160	66	120	43
9001	Anselmo fine sandy loam, 0 to 1 percent slopes	15.4	3.8%		IIe	IIe	53	2.5	5	59	138	55	110	30
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	2.6	0.6%		IVs	IIIIs	46	2.5	4.5	46	110	50	85	25
9999	Water	0.1	0.0%				0							
Weighted Average							67.6	3.4	6	63.5	156.8	59.2	115.7	40



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

www.agriaffiliates.com

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.