

LAND FOR SALE

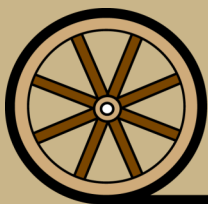
Anderland “Revised”



- Description:** Excellent combination rangeland with cropland and improvements, in 1 contiguous block. Located on County Road 428, twelve miles north of US#30 between Lexington and Cozad, Nebraska.
- Legal Description:** N1/2 Section 5; NE1/4 Section 6-T11N-R22W; All except a tract Section 31; W1/2E1/2 & W1/2 Section 32 T12N-R22W; Two tracts east of the county road in E1/2 Section 36-T12N-R23W. All West of the 6th P.M., Dawson County, Nebraska; **except 2 acre Parcel 2 SOLD.**
- Acres & Taxes:** 1,602 deeded acres. 2018 real estate taxes \$34,178.
- Land Use:** 32 acres gravity irrigated from well G-020535 ; 96 acres dryland cropland; 1,464 acres rangeland; 10 acres building site.
- FSA Info:** 152.9 cropland acres. Base Acres: corn 92.2 @ 129; oats 3.8 @ 46.
- Irrigation:** Well G-020535 July 1959, 1000 gpm from 73 foot pumping level. Newly overhauled Case diesel engine. Includes **126.8 Certified Irrigated Acres** in Central Platte NRD
- Buildings:** **Parcel 1:** 1,600 sqft home with large garage; 2@4,000 sqft steel buildings, full concrete; 9,000 bu grain bin; 2@cone bottom bins; 1,600 sqft barn; large corral system, alleys & chutes; 400 ft concrete bunk. Excellent calving-feeding area with beautiful treeline protection.
Parcel 2: 1,500 sqft home on 2.0 acres - **SOLD.**
- Soils:** Rangeland: Uly-Coly; Uly; Coly-Hobbs. Cropland: Hord silt loam Class I irrigated; Hord & Holdrege II.
- Comments:** Very nice gently rolling hardland range with pipeline water, well cross-fenced. Irrigated and dry cropland on excellent soils. Nice building improvements, appropriate to property. Cattle facilities with excellent windbreak protection around buildings.
(additional ownership Toy Range corners to the east, with pipeline water).
- Price:** **REDUCED** Parcel 1: \$2,750,000 **REDUCED**
- Contact:** **John Childears - Listing Broker 308-539-4450 john@agriaffiliates.com**
Mike Polk, Don Walker, Tony Eggleston, Dallas Dodson
Bruce Dodson, Chase Dodson, Brian Reynolds, Jerry Weaver



John Childears,
Listing Agent

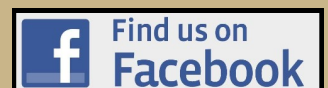


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Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Dawson**
Location: **6-11N-22W**
Township: **Coyote**
Acres: **1600.86**
Date: **8/15/2018**



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Area Symbol: NE047, Soil Area Version: 15

Area Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	570.76	35.7%		Vle	
2823	Uly silt loam, 11 to 17 percent slopes, eroded	347.20	21.7%		Vle	
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	207.29	12.9%		Vle	
2538	Coly silt loam, 6 to 11 percent slopes, eroded	159.80	10.0%		IVle	IVle
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	76.68	4.8%		Vle	
2837	Uly-Holdrege silt loams, 6 to 11 percent slopes	57.43	3.6%		IIle	IIle
8869	Hord silt loam, 0 to 1 percent slopes	50.44	3.2%		IIc	IW
8870	Hord silt loam, 1 to 3 percent slopes	48.18	3.0%		IIe	IIe
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	44.11	2.8%		IIe	IIe
8872	Hord silt loam, 3 to 6 percent slopes	18.50	1.2%		IIle	IIle



3202				62
3600	3	59	37	66





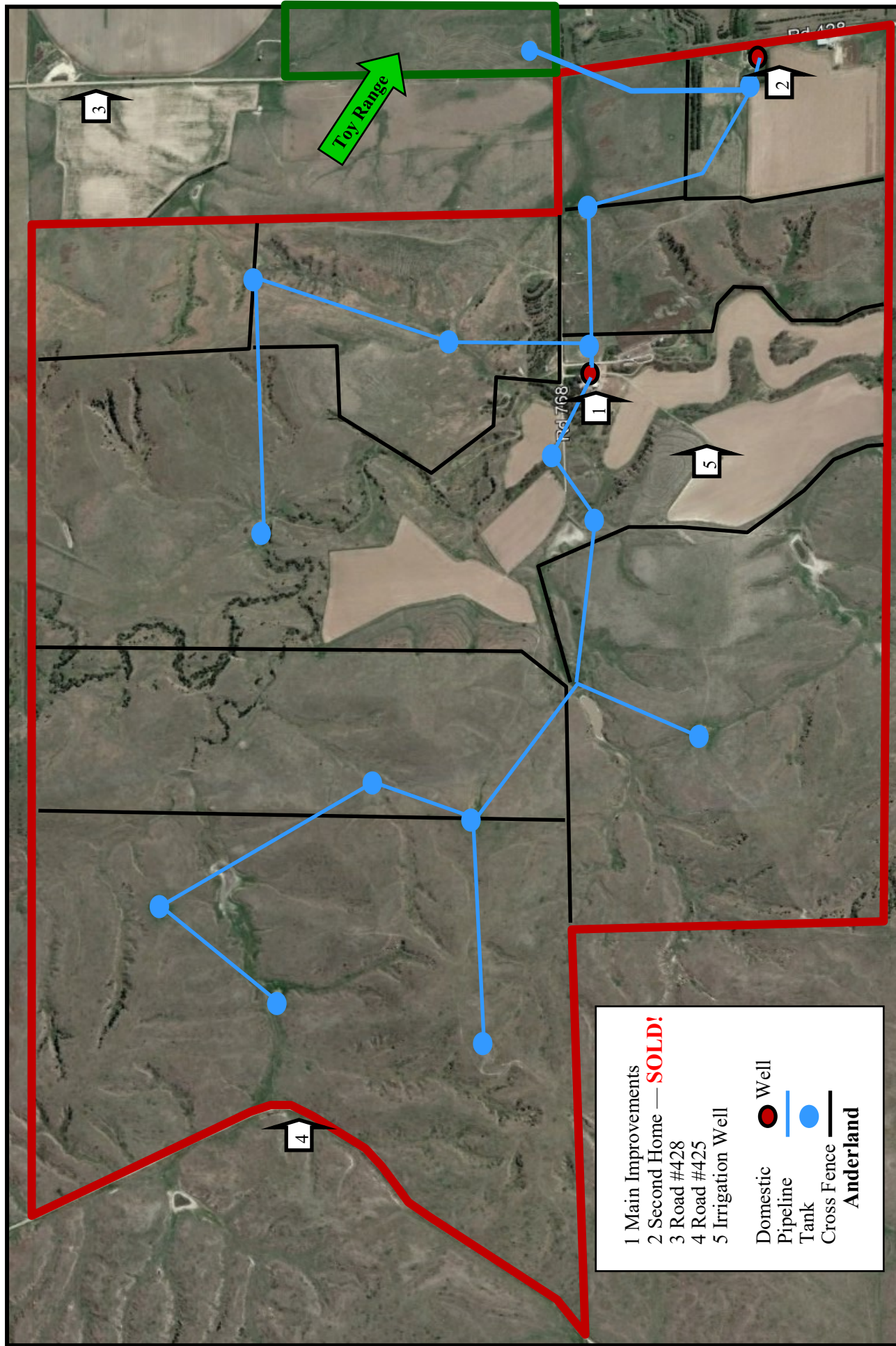


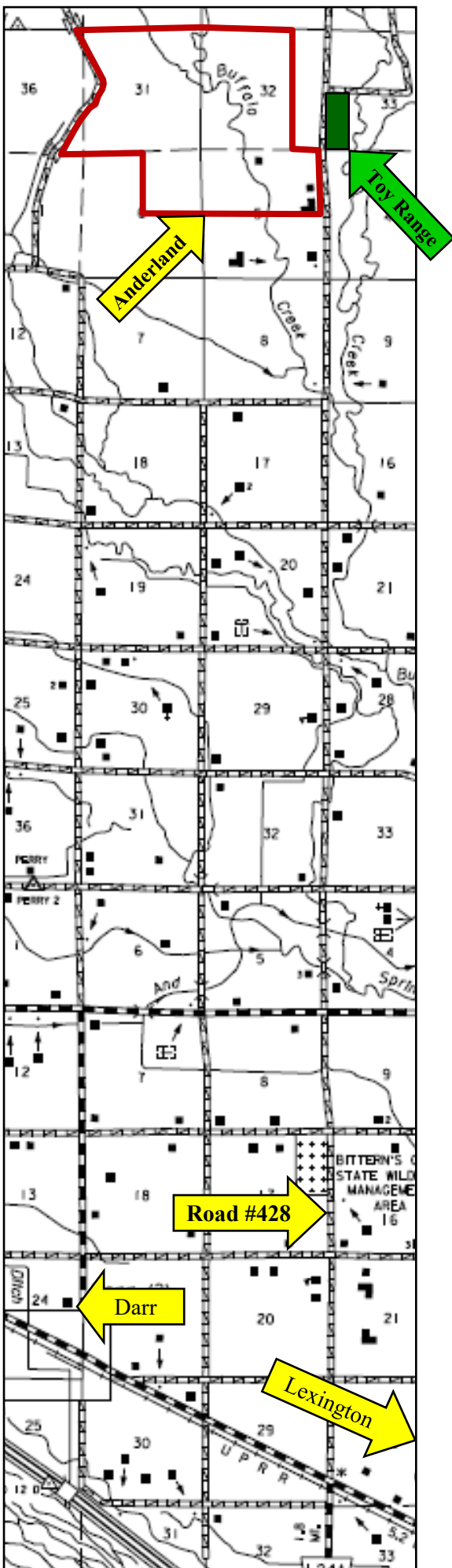
Main House



SOLD

Second House





LAND FOR SALE

Toy Range



Description: Rangeland cornering Anderland property to the east, on County Road 428. Very nice isolated pasture.

Legal Description: West 71 acres of SW1/4 Section 33-T12N-R22W All West of the 6th P.M., Dawson County, Nebraska.

Acres & Taxes: 71.3 tax assessed, deeded acres. 2018 real estate taxes \$1,293.

Land Use: Entirely rangeland, bordered on the west and north by county gravel roads and on the east and south by Central Platte Natural Resources District (NRD).

FSA Info: Rangeland does not include cropland.

Buildings: Does not include any buildings. **House construction is restricted, can not build a house.**

Soils: Coly silt loams Class IV; Hobbs & Cozad silt loams Class II.

Comments: Very nice gently rolling hardland range with pipeline water **from Anderland to the west across road.** Does not have an independent livestock water source. Electricity is available on north boundary for drilling of a livestock well.

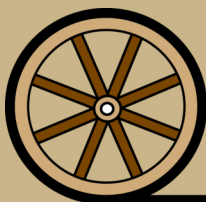
Price: \$115,000

Contact: **John Childears - Listing Broker 308-539-4450 john@agriaffiliates.com**
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Bruce Dodson, Chase Dodson, Brian Reynolds, Jerry Weaver
Kearney Office 308/234-4969 Bryan Danburg, Kent Richter, Bart Woodward



John Childears,
Listing Agent

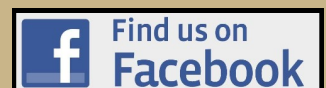
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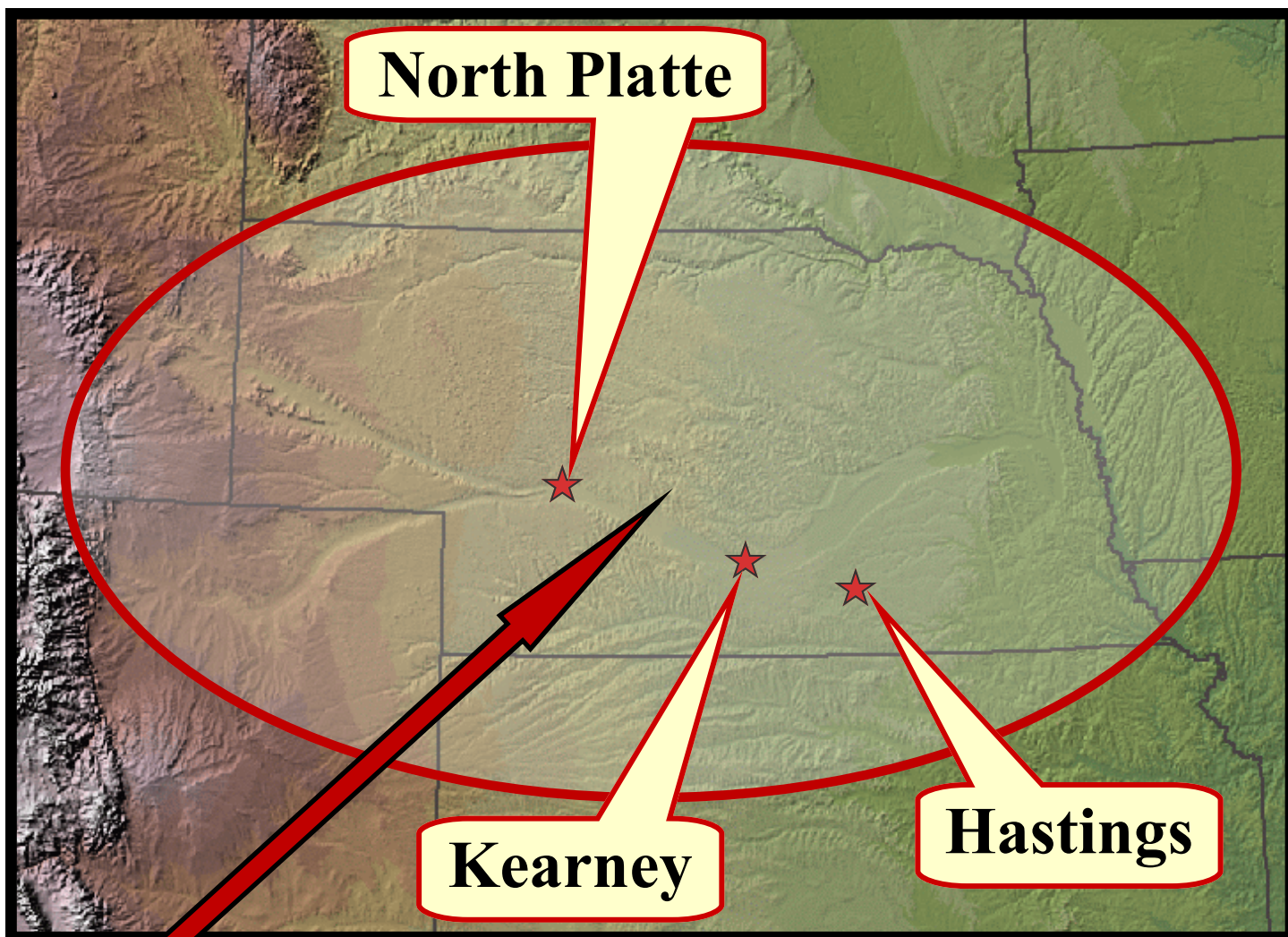


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Location of Anderland and Toy Range

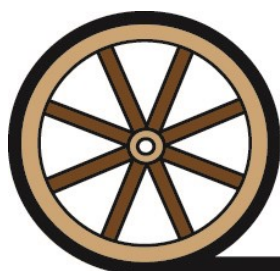
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