

LAND FOR SALE

DAWSON COUNTY IRRIGATED FARM

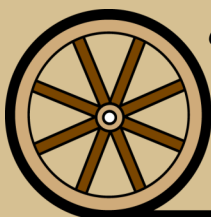
70 Acres East of Lexington in Dawson County, Nebraska

- Location:** From Lexington, 4 miles east on Highway 30, then 1/2 mile south on Road 438 (located at the corner of Road 438 & Road 753)
- Legal Desc:** W1/2 SW1/4, except an 8.41 acre tract, Section 18-T9N-R20W of the 6th P.M., Dawson County, Nebraska
- Acres:** Dawson County Assessor indicates a total of 70.47 acres
- Taxes:** 2021 Real Estate taxes payable in 2022 - \$4,205.34
- Land Use:** Mainly gravity irrigated row crop and non-irrigated alfalfa
- FSA Info:** Corn base - 34.5 acres at PLC yield of 201; Soybeans - 16.2 acres at PLC yield of 55; Wheat - 7.1 acres at PLC yield of 38
- Soils:** Soils consist primarily of Class I and II Cozad silt loam, Cozad fine sandy loam, & Gosper loam, with slopes ranging from 0-6%
- Irrigation:** Well Registration G091402, drilled 3/18/1997 to 164'; 8" Column; 800 GPM @ 60' pump setting (at time of drilling); 11' static water level; Located in the Central Platte NRD with 67.4 Certified Irrigated Acres
- Equipment:** 15 HP US Motors Electric motor, Allen Bradley panel & Western Land Roller pump
- Possession:** Possession at closing subject to a cash lease ending February 28, 2022
- Price:** \$395,000.00
- Contact:** Bryan Danburg, Listing Agent 308-380-3488 | bryan@agriaffiliates.com
Bart Woodward, Adam Pavelka, Mike Wilken, and Jeff Parr



Bryan Danburg
Listing Agent
308-380-3488

Offered Exclusively By:

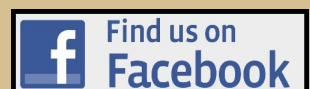


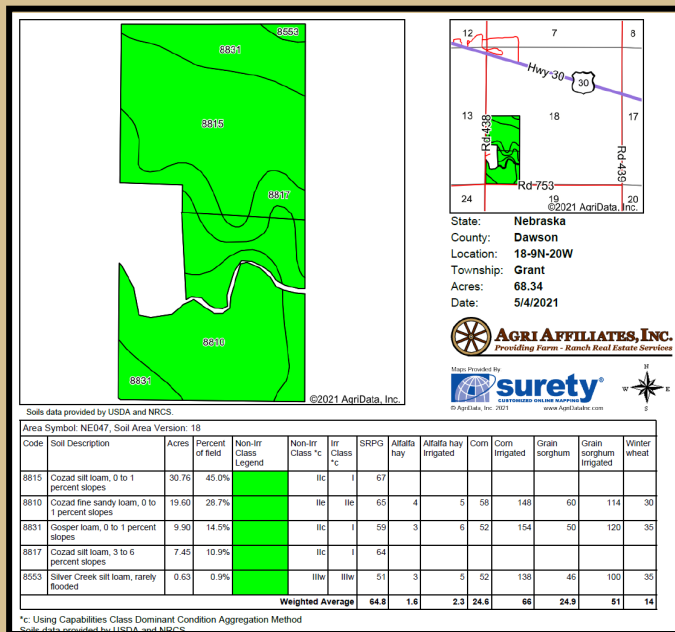
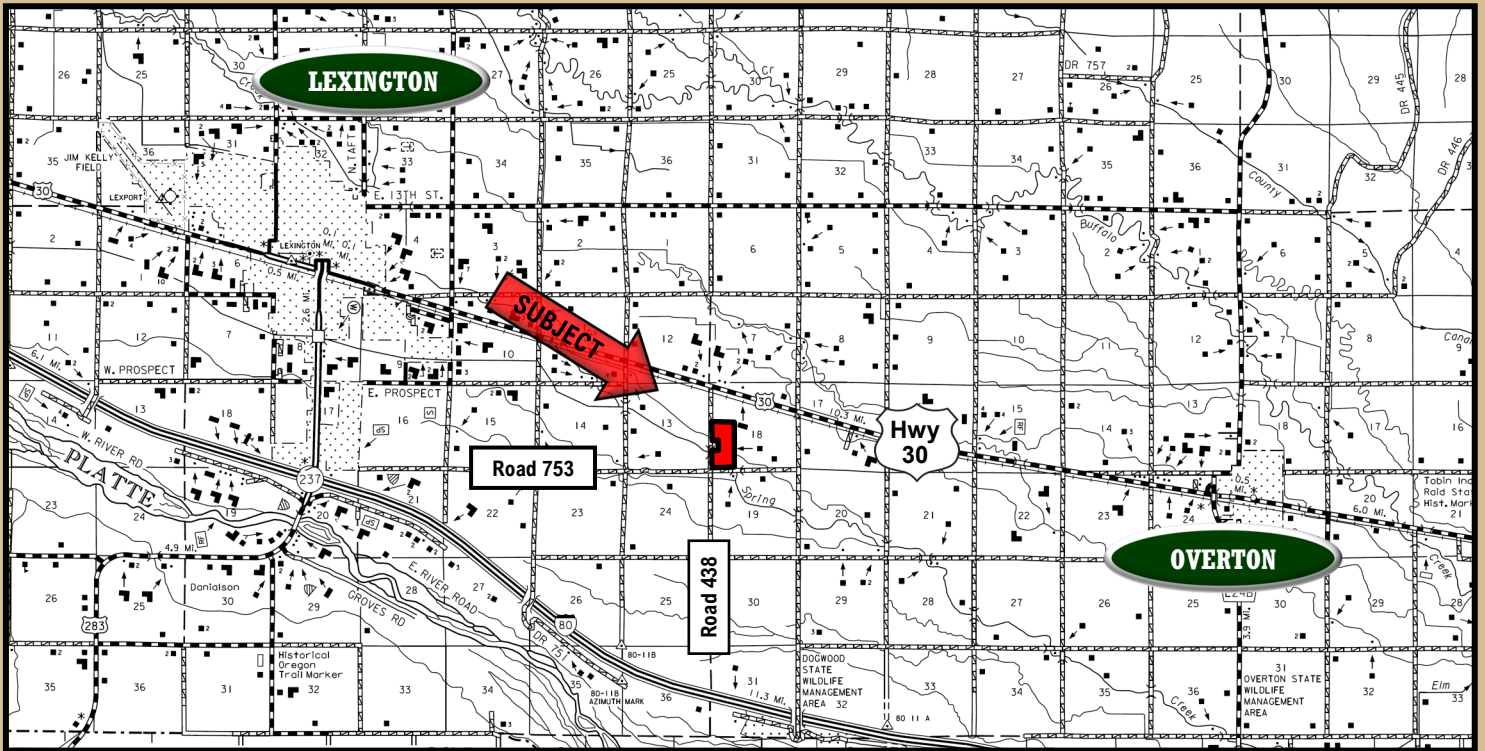
AGRI AFFILIATES, INC.
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	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	30.76	45.0%		Ilc	I	67								
8810	Cozad fine sandy loam, 0 to 1 percent slopes	19.60	28.7%		Ile	Ile	65	4	5	58	148	60	114	30	
8831	Gosper loam, 0 to 1 percent slopes	9.90	14.5%		Ilc	I	59	3	6	52	154	50	120	35	
8817	Cozad silt loam, 3 to 6 percent slopes	7.45	10.9%		Ilc	I	64								
8553	Silver Creek silt loam, rarely flooded	0.63	0.9%		Illw	Illw	51	3	5	52	138	46	100	35	
Weighted Average								64.8	1.6	2.3	24.6	66	24.9	51	14



“Big Enough to Serve You; Small Enough to Know You!”