

# LAND FOR SALE

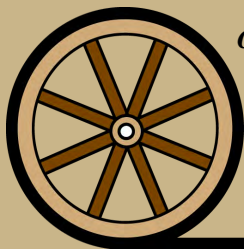
## **ROTEN VALLEY FARM**

Dawson County, Nebraska



**Brue Dodson, AFM**  
Listing Agent  
308.539.4455

**130 Acre Farm**



*Offered Exclusively By:*

**308.534.9240**

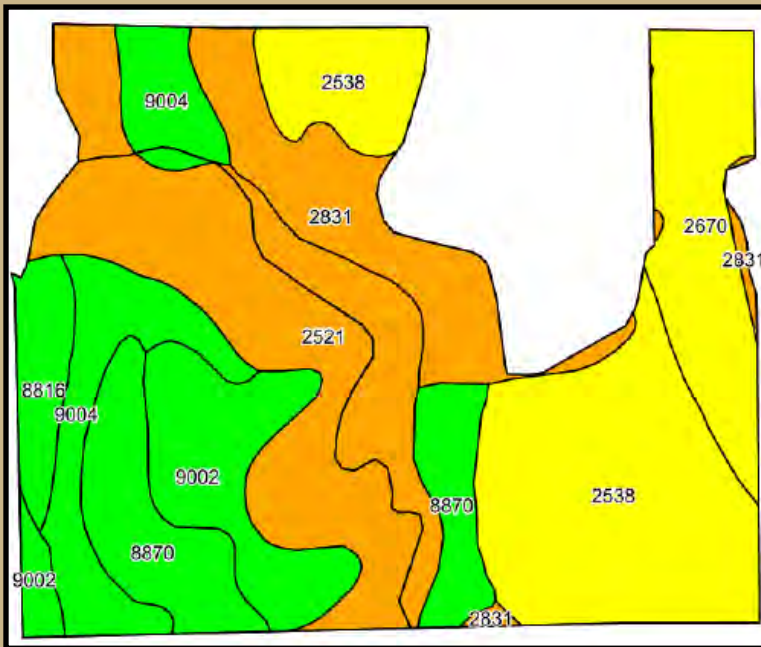
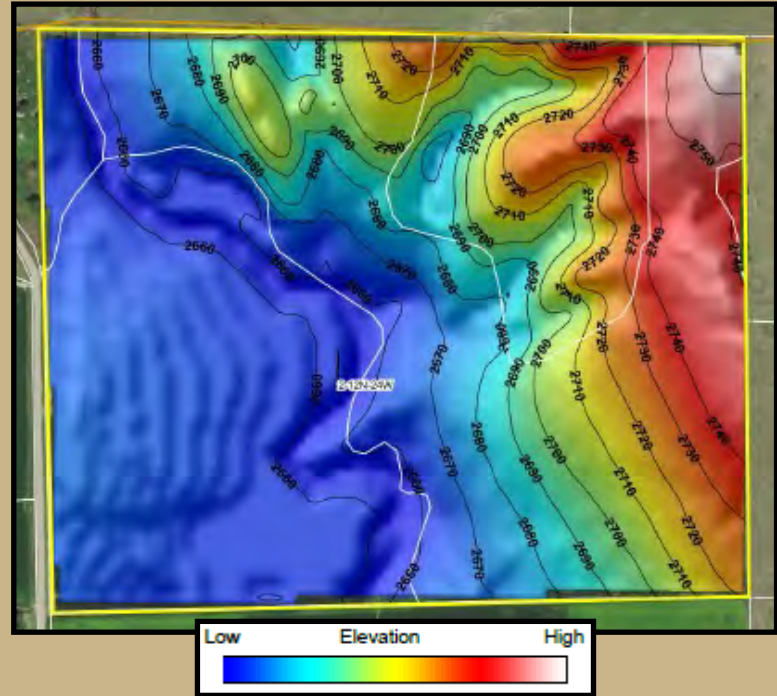
**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*



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# LAND USE & MAPS



## Topography

This property ranges from nearly level bottomland, well drained slopes, to non-irrigated upland.



Area Symbol: NE047, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	25.50	24.1%		Vle	
2538	Coly silt loam, 6 to 11 percent slopes, eroded	24.68	23.3%		IVe	IVe
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	10.81	10.2%		Vle	IVe
8870	Hord silt loam, 1 to 3 percent slopes	10.68	10.1%		Ile	Ile
2670	Holdrege silt loam, 3 to 7 percent slopes	10.59	10.0%		IIIe	IIIe
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	10.55	10.0%		Ile	Ile
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	9.69	9.1%		Ile	Ile
8816	Cozad silt loam, 1 to 3 percent slopes	3.47	3.3%		Ile	Ile
Weighted Average					3.94	2.29



# PROPERTY INFORMATION



**Location:** From Gothenburg, Nebraska in Dawson County, travel 7 miles east on 12th St. to Rd 419, then 8 miles north to southwest corner of property.

**Legal Description:** NE1/4 Section 2-T12N-R24W of the 6th P.M., Dawson County, Nebraska

**Acres:** 130.66 Tax assessed acres in Dawson County.

**Taxes:** 2021 Taxes Payable in 2022: \$5,331.16.

**FSA:** 105.97 acres of cropland, with 81.3 acres of corn base at 140 bu./acre, and 8.8 acres of soybean base at 41 bu./acre.

**Land Use:** Gravity irrigated - 89.17 ac.; Dry cropland - 20.82 ac.; Winter Range—20.67

**Water:** Well Registrations: G-062621 with 90.34 certified irrigated acres in the Central Platte NRD.

**Irrigation Equipment:** Amarillo 100Hp gearhead and Western Land Roller pump. The engine is tenant owned.

**Price:** \$560,000 with possession subject to cash rent farm lease expiring 2/1/23.

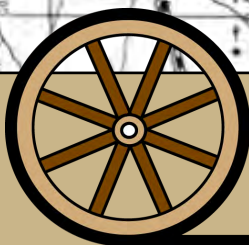
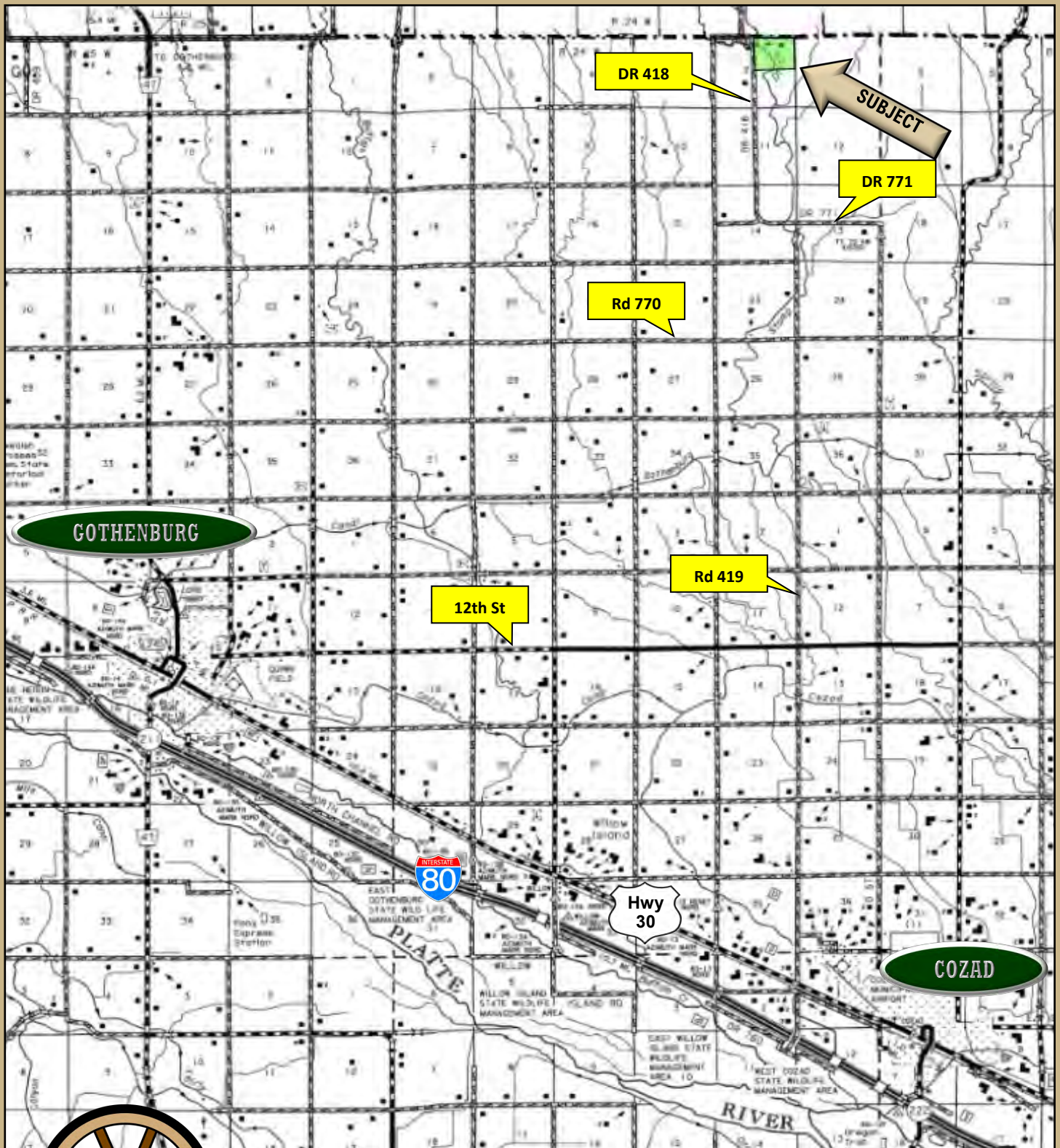
**Contact:** **Bruce Dodson, Listing Agent, ph. 308-539-4455 - [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Bart Woodward, Mike Wilken, Chase Dodson, Bryan Danburg, Brad Atkins, Dan Muirhead



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



# MAPS



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