

# LAND FOR SALE

## Henry Farm - Dawson County



Location: 2 miles east of Cozad, NE on paved 761 Road. (Farm located on the corner of Road 761 and Road 423.)

Legal Desc: Part of the NW1/4 and a tract in the SW1/4 NE1/4 Section 10-T10N-R23W of the 6th P.M., Dawson County, Nebraska.

Property Description: Dawson County Assessor indicates a total of 161.70 acres. Farm consists of good quality pivot irrigated cropland.

### Farm Service

Agency Info.: Total Cropland - 159.47 acres;  
Govt Base Acres: Corn 100 ac w/PLC yield of 195 bu/acre  
All cropland is considered non-highly erodible by the NRCS.

Soils: Consists primarily of Class I, Hord, Cozad, and Hall silt loams, with minor amount of Class II Anselmo fine sandy loam. Slopes range from 0-3%.

Taxes: 2021 Real Estate Taxes - \$9,936.30

Price: **\$1,850,000**

Comments: This is a highly productive farm, the quality of which rarely comes on the market.

Contact: Bart Woodward, Listing Agent (308) 234-4969 [bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)  
Bryan Danburg, Salesperson; Mike Wilken, Salesperson

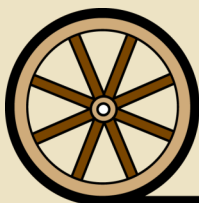


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**AGRI AFFILIATES, INC.**

***Providing Farm - Ranch Real Estate Services***

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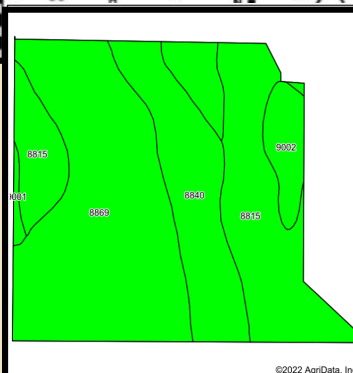
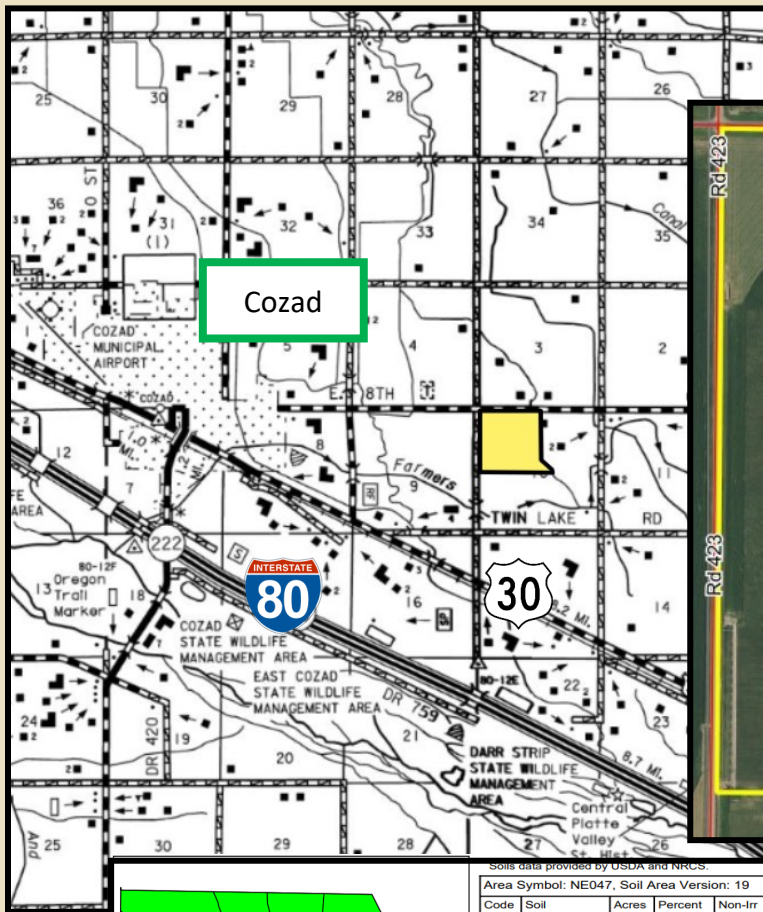
# Agri Affiliates, Inc. 308-234-4969

## Irrigation Information:

**SW Well**  
 Registration G016165  
 Completion 4/13/2016 at 1,000 gpm  
 Well Depth 300'  
 Static 17'  
 Pumping 30'  
 Column 8"  
 Pump Western Land Roller  
 Power Unit General Electric 50 hp  
 Control Panel Allen Bradley  
 Pivot 2022 Valley Model 7000  
 7 tower w/cornering system

**NW Well**  
 G163886  
 7/20/2012 at 1,200 gpm  
 275'  
 16'  
 36'  
 8"  
 Western Land Roller  
 General Electric 10 hp  
 Well Guard  
 N/A

The farm contains 76.9 surface water rights from the Cozad Ditch Company, which are currently not utilized. The farm is located in the Central Platte Natural Resources District and contains a total of 150.35 certified irrigated acres.



Soils data provided by USDA and NRCS.

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	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Corn Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
8869	Hord silt loam, 0 to 1 percent slopes	76.04	47.7%		Ilc	lw									74
8815	Cozad silt loam, 0 to 1 percent slopes	44.62	28.0%		Ilc	I									71
8840	Hall silt loam, 0 to 1 percent slopes	29.60	18.6%		Ilc	lw	4	6	158	68	65	118	1	42	66
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	7.99	5.0%		Ile	Ile			9						38
9001	Anselmo fine sandy loam, 0 to 1 percent slopes	1.22	0.8%		Ile	Ile			9						39
Weighted Average					2.00	1.06	0.7	1.1	29.8	12.6	12.1	21.9	0.2	7.8	*n 69.6

*High quality, productive farm*