

# LAND FOR SALE

## Dawson County Irrigated Farm



Location: 2 miles east and 1/2 mile south of Cozad, NE. (Farm located on the corner of 423 Road and 760 Road.)

Legal Desc: Part of the SW1/4 Section 10-T10N-R23W of the 6th P.M., Dawson County, Nebraska.

Property

Description: Dawson County Assessor indicates a total of 152.60 acres.  
Farm consists of a very productive pivot irrigated cropland.

Farm Service

Agency Info.: Total Cropland - 147.30 acres;  
Govt Base Acres: Corn 118.61 ac w/ PLC yield of 175 bu/acre  
All cropland is considered non-highly erodible by the NRCS.

Soils: Consists primarily of Class I and II Hord, Hall, and Cozad silt loams,  
with slopes of 0-3%.

Taxes: 2021 Real Estate Taxes - \$9,239.94

Price: **\$1,525,000**

Comments: This is a highly productive farm located in a strong farming community.  
Property is bisected by an irrigation canal which is bridged to permit pivot  
pass over.

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



**Bart Woodward**  
Listing Agent

308-233-4605

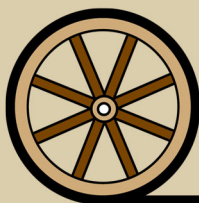
[bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)



**KEARNEY OFFICE**  
2418 Hwy 30 E  
PO Box 1390

Kearney, NE 68848  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 234-4969**



*Offered Exclusively By:*

**AGRI AFFILIATES, INC.**

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

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.

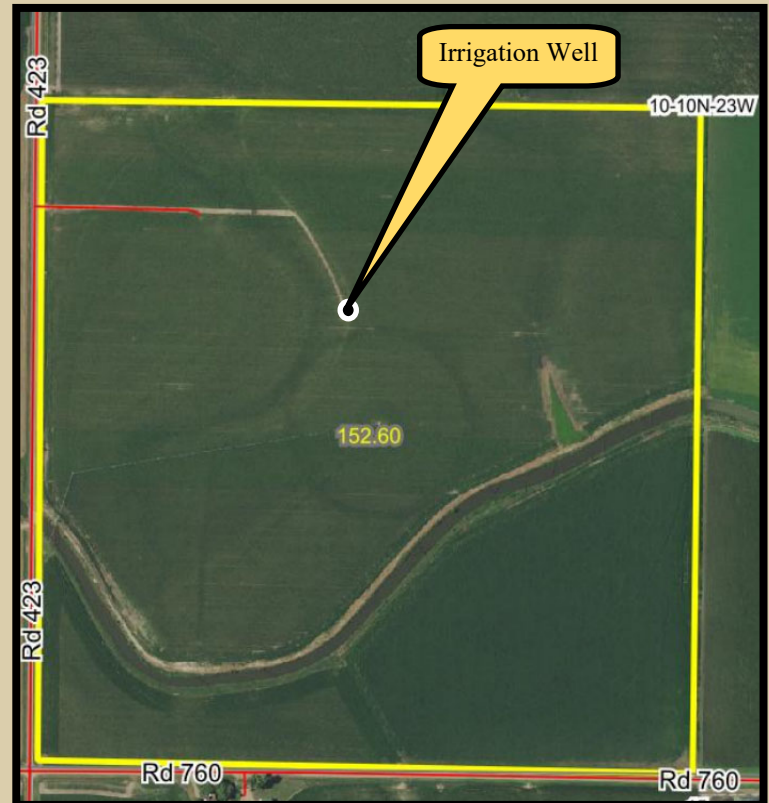
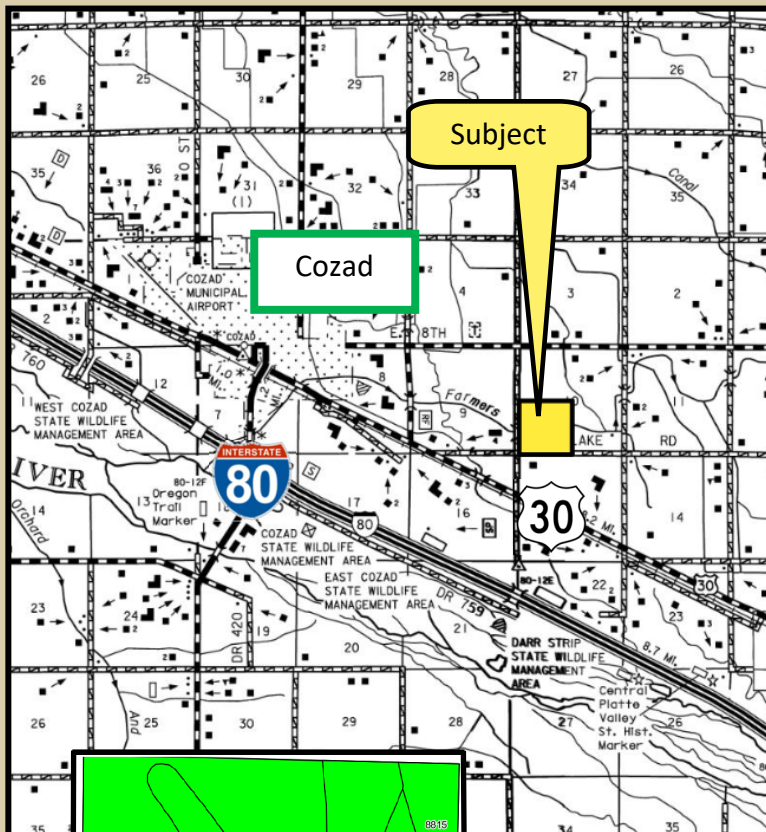
# Agri Affiliates, Inc. 308-234-4969

## Irrigation Information:

Well Registration G124147  
 Completion 08/02/2003 at 1,000 gpm  
 Well Depth 220'  
 Static 12'  
 Pumping 6'  
 Column 8"  
 Pump Western Land Roller  
 Power Unit US Electric 60 hp  
 Control Panels Allen Bradley & Yaskawa iQPump 1,000, intelligent controller  
 Pivot Valley 7-tower pivot with cornering system  
 (Corner system is currently in the process of being replaced.)



Three other wells are registered with the Nebraska Department of Natural Resources; however, they are not in use. Farm also contains 36.70 acres of surface water rights from the Cozad Ditch Company and has 68.00 acres of surface water rights from Nebraska Public Power and Irrigation District, both of which are not being utilized. Farm is located in the Central Platte Natural Resources district and includes a total of 144.10 Certified Irrigated Acres.



Area Symbol: NE047, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class °C	ir Class °C	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Com Bu	Com Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Soybeans Irrigated Bu	Winter wheat Bu
8809	Hard silt loam, 0 to 1 percent slopes	99.83	65.4%		llc	llw	73								
8815	Cozad silt loam, 0 to 1 percent slopes	18.04	11.8%		llc	ll	67								
8840	Hard silt loam, 0 to 1 percent slopes	12.89	8.4%		llc	llw	70	4	6	68	158	65	118		42
8816	Cozad silt loam, 1 to 3 percent slopes	11.87	7.8%		lle	lle	66	3	6	51	152	51	109		38
9999	Water	7.68	5.0%				0								
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	1.48	1.0%		lv/s	lls	46	3	5	46	109	50	84		25
8817	Cozad silt loam, 3 to 5 percent slopes	0.81	0.5%		llc	ll	64								
Weighted Average							67.5	0.8	1	10.2	28.2	9.9	19.3	0.1	6.7



High quality, productive farm