

LAND FOR SALE

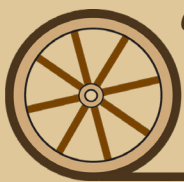
COOK TRUST FARM - DAWSON COUNTY, NEBRASKA -



- LOCATION:** 1.5 miles south and 1.5 miles west of Overton, Nebraska. (Farm located on the corner of Road 751 and Road 442.)
- LEGAL DESCRIPTION:** NW1/4 and W1/2 NE1/4, except tracts, Section 35-T9N-R20W of the 6th P.M., Dawson County, Nebraska along with rights to an irrigation well located in the S1/2 Section 26-T9N-R20W of the 6th P.M., Dawson County, Nebraska.
- PROPERTY DESCRIPTION:** Dawson County Assessor indicates a total of 212.04 tax assessed acres. Farm consists of good quality gravity irrigated cropland.
- FARM SERVICE AGENCY INFO:** Total cropland - 202.90 acres;
Govt Base Acres: Corn 157 acre w/PLC yield of 184 bu/acre.
All cropland is considered non-highly erodible by the NRCS.
- SOILS:** Soils consist primarily of Class I Cozad silt loam and Gosper loam with slopes of 0-1%.
- TAXES:** 2021 Real Estate Taxes: \$12,086.42
- LIST PRICE:** **\$1,765,000.00**
- COMMENTS:** This is a highly productive gravity irrigated farm with productive soils and good irrigation water availability.
- CONTACT:** **Bart Woodward, Listing Agent | 308.234.4969**
Bryan Danburg, Salesperson; Mike Wilken, Salesperson



Bart Woodward
Listing Agent
bart@agriaffiliates.com



Offered Exclusively by:

AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

KEARNEY OFFICE

308-234-4969

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Kearney, NE 68848

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.

IRRIGATION INFORMATION

	SOUTH WELL	EAST WELL	NORTH WELL*
REGISTRATION:	G010773	G007271	G052247
COMPLETION:	03/26/2008 @ 1,200 gpm	04/23/1946 @ 1,200 gpm	07/30/1976 @ 1,200 gpm
WELL DEPTH:	250'	40'	290'
STATIC:	8'	11'	18
PUMPING:	34'	31'	75'
COLUMN:	8"	8"	8"
PUMP:	Western Land Roller	Western Land Roller	Layne Bowler
POWER UNIT:	General Electric 40 hp Electric Motor	General Electric 15 hp Electric Motor	General Electric 30 hp Electric Motor
CONTROL PANEL:	Well Guard	Well Guard	Cutler Hammer

*Well located North and adjacent to Rd 751.

Farm sells with a full line of 8' gated aluminum and plastic irrigation pipe. Farm is located in the Central Platte Natural Resource District and contains a total of 202.07 Certified Irrigated Acres.



Big enough to serve you; small enough to know you.



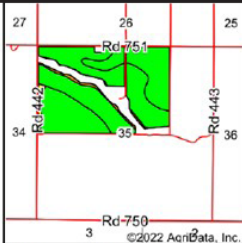
East Well



North Well



Well on 91.05 Acre Field



State: **Nebraska**
 County: **Dawson**
 Location: **35-9N-20W**
 Township: **Overton**
 Acres: **202.9**
 Date: **10/25/2022**

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Maps Provided By
surety
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Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 19

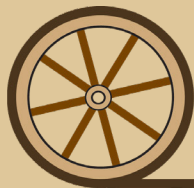
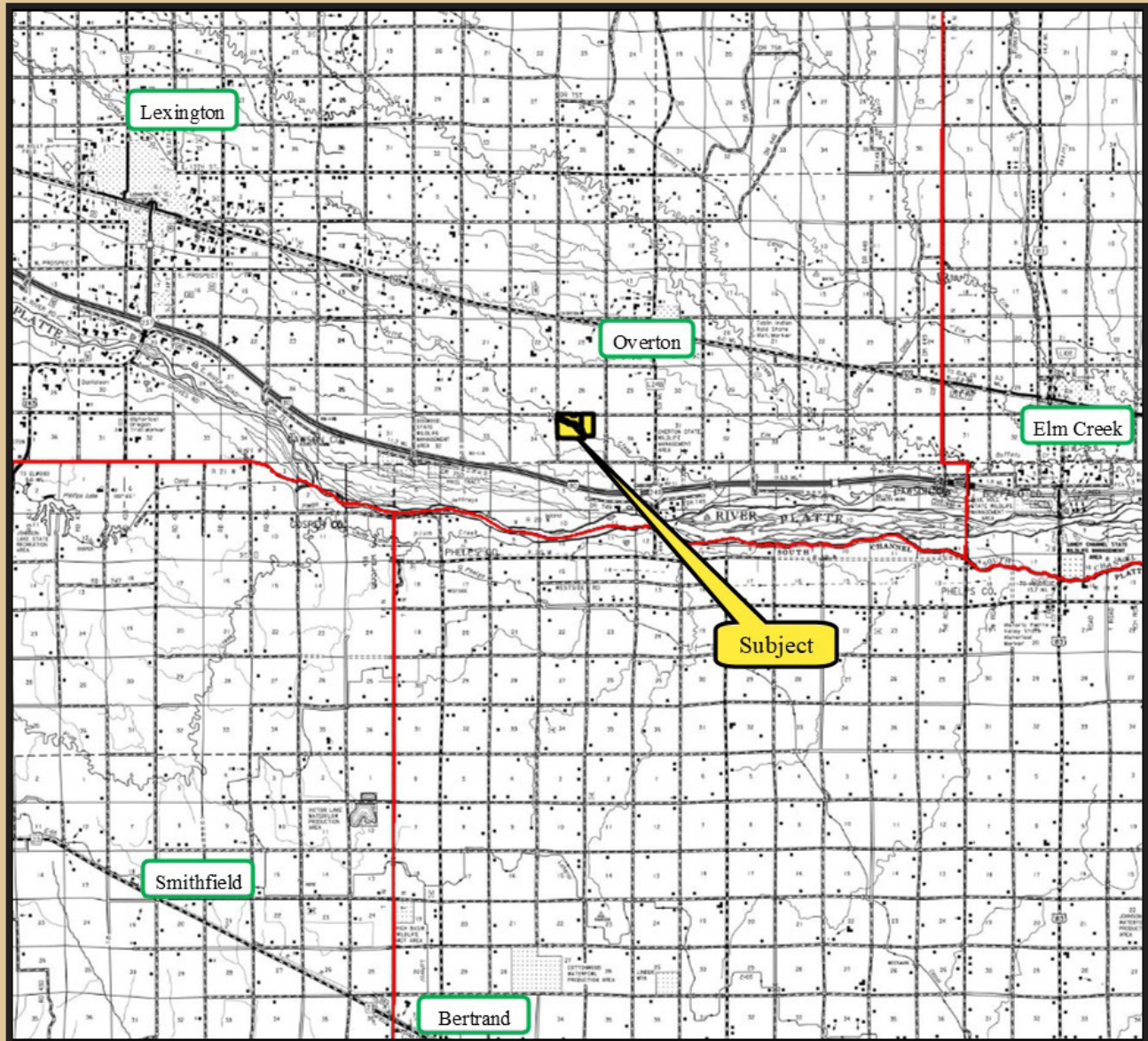
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Com Bu	Corn Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn
8815	Cozad silt loam, 0 to 1 percent slopes	103.47	51.0%		IIc	I	67			71	59
8831	Gosper loam, 0 to 1 percent slopes	91.00	44.8%		IIc	I	59	52	154	60	37
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	5.37	2.6%		Vle		42			54	41
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	3.06	1.5%		IVs	IIIc	40	39	109	23	3
Weighted Average					2.14	+	62.3	23.9	70.7	*n 64.9	*n 47.8

*n: The aggregation method is "Weighted Average using all components"

*: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

LOCATION MAP



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