

LAND FOR SALE

Parcel #1

Gruber Trust Farm

DAWSON COUNTY | NEBRASKA

LOCATION:

Located 5 miles south of Cozad with access to Parcel #1 provided by State Highway 21, bordering the west, and paved 755 Road, bordering the north.

LEGAL DESCRIPTION:

Parcel #1 - NW1/4 Section 7-T9N-R23W of the 6th P.M., Dawson County, Nebraska, with exceptions.

UNDER CONTRACT Parcel #2 - W1/2 SE1/4 Section 7-T9N-R23W of the 6th P.M., Dawson County, Nebraska.

ACRES & TAXES:

Parcel #1 - 123.76 acres; 2022 taxes payable in 2023 - \$8,580.74

UNDER CONTRACT Parcel #2 - 77.28 acres; 2022 taxes payable in 2023 - \$2,375.04

PRICE:

Parcel #1: \$1,480,000

Parcel #2: **UNDER CONTRACT**



LISTING AGENT:

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Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople

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& Listing



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Parcel #1

Dawson County Assessor indicates a total of 123.76 tax-assessed acres.
Farm consists of pivot and gravity irrigated cropland with building improvements.

3,520 sq. ft. Quonset with full concrete floor, 2,400 sq. ft. Behlen building with full concrete floor, 2,500 sq. ft. Pole-frame with open front equipment building, 1,550 sq. ft. Pole-frame with open-front equipment building, Chief grain storage bin equipped with full aeration floor and unloading auger with an approximate capacity of 25,000 bushels of corn, and a 240 ft. x 60 ft. concrete bunker silo.

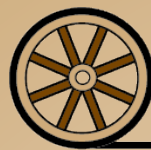
Total Cropland 116.77 acres
Government Base Acres (Both Parcels in Combination)
Corn Base 88.91 acres with PLC Yield 189 bu/acre
Soybeans 32.99 acres with PLC Yield 61 bu/acre

Well Registration: G-122278; Completion Date: 06/12/2003 @ 1,600 gpm;
Well Depth: 200 ft.; Static Water Level: 35 ft; Pumping Level: 80 ft.;
Column: 10 inch; Pump: Goulds
Power is provided by a tenant-owned 60 hp electric motor with panel.
Water is distributed by a tenant-owned 5-tower Zimmatic pivot with a cornering system.
(60 hp electric motor, panel, and pivot system do not sell with the property).
Parcel #1 is located in the Central Platte Natural Resources District and contains a
total of 117.76 certified irrigated acres.
Farm also has 116.60 acres of surface water rights from the 30-Mile Irrigation District.

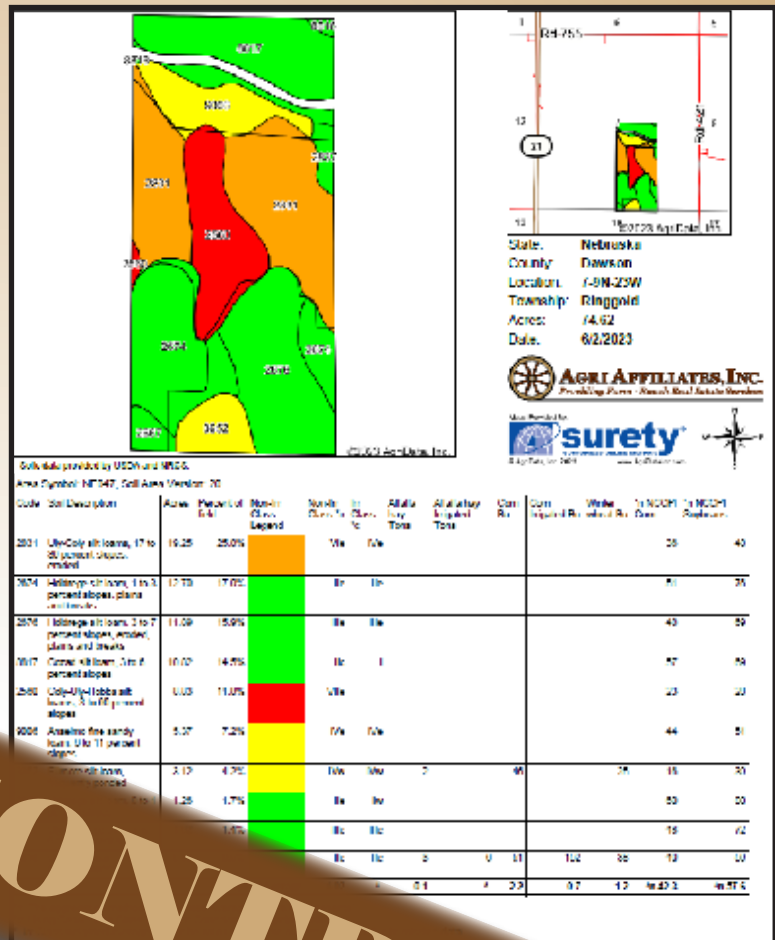
Soils of Parcel #1 consist of Class I and II Cozad silt loams with slopes of 0-3%.

Parcel #1 is a very productive farm with excellent soils and water availability.





Parcel #2



UNDER CONTRACT

PROPERTY DESCRIPTION:	Dawson County Assessor indicates a total of 43.35 acres. Farm consists of gravity irrigated and dry cropland with pasture.
LIVESTOCK WATER	Provided by a well that is equipped with a tenant-owned submersible pump.
FARM SERVICE AGENCY INFORMATION:	Total Cropland 43.35 acres Government Base Acres (Both Parcels in Combination) Corn Base 88.91 acres with PLC Yield 189 bu/acre Soybeans 32.99 acres with PLC Yield 61 bu/acre
IRRIGATION INFORMATION:	Farm receives 9.90 acres of surface water rights from the 30-Mile Irrigation District.
SOILS:	Cropland soils consist primarily Class I and II Cozad and Holdrege silt loams with lesser amounts of Anselmo fine sandy loam. Soils of the pasture consist primarily of Uly, Coly, and Hobbs silt loams with slopes of 3-60%.
COMMENTS:	Parcel #2 is a productive farm having recreational amenity (i.e. Hunting, etc.)

