



IRRIGATED FARM

160 +/- ACRES
DIXON COUNTY, NE
OFFERED AT \$1,840,000



Total Acres (Per Assessor) - 160 ±
Irrigated Acres - 134.79 ±
Dryland Acres - 17.67 ±
Grassland Acres - 2.54 ±
Other Acres - 5.0 ±

PROPERTY TAXES - \$ 5,268.00

LEGAL DESCRIPTION

NW 1/4 Section 35, Township 30 North, Range 4 East

All owned minerals, if any, convey to buyer.



Here's an excellent opportunity to own a very nice irrigated quarter. This parcel features gentle slopes that provide good drainage and has demonstrated a strong production history over the years. There are multiple competitive grain markets in the area, including a feedyard and an ethanol plant. The well has an 8" column with no watering restrictions in place as per the Lewis and Clark NRD. The predominant soils are Alcester silty clay loams. Don't wait, call or text Bryan today!



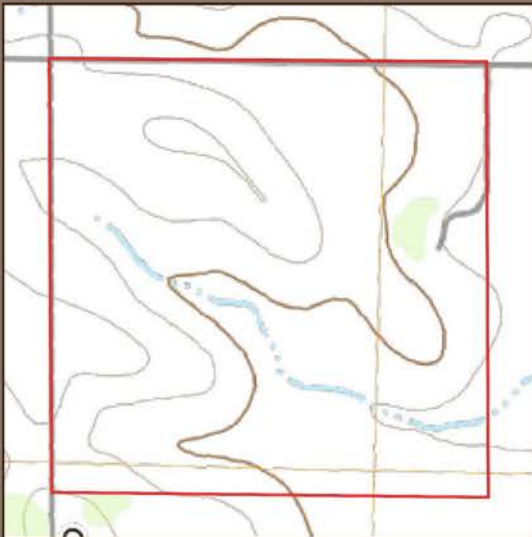
BRYAN KNOX

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Irrigation Equipment

- Well G-123320: drilled 7/1/2003, 550 gpm, 82' static level, 124' pumping level, 138' well depth.
- Pivot and power unit owned by tenant.

Lease Information

Open for the 2025 crop year.

FSA Information

Total Cropland Acres: 150.92

Corn – 91.79 Base Acres – 149 PLC Yield

Soybeans – 56.88 Base Acres – 46 PLC Yield

Total Base Acres – 148.67



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	43.14	27.38	91	76	2e
6811	Moody silty clay loam, 2 to 6 percent slopes	37.68	23.91	67	75	2e
6819	Moody-Leisy complex, 6 to 11 percent slopes	30.99	19.67	0	74	3e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	11.51	7.31	52	67	3e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	8.47	5.38	50	69	2e
6813	Moody silty clay loam, 6 to 11 percent slopes	7.89	5.01	0	74	3e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	7.17	4.55	0	63	3e
6818	Moody-Leisy complex, 2 to 6 percent slopes	5.96	3.78	0	76	2e
6706	Thurman loamy fine sand, 6 to 11 percent slopes	3.81	2.42	0	47	6e
6735	Thurman-Leisy complex, 6 to 11 percent slopes	0.94	0.6	0	54	6e
TOTALS		157.56(*)	100%	47.43	72.81	2.49

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Property Directions - From the intersection of Nebraska Highway 9 and US Highway 20, go west for 4 3/4 miles. Then turn north on 580 Avenue for 4 1/2 miles. The farm is located on the east side of the road.

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