

LAND FOR SALE

ABOOD COZAD FARM

Location: 2.5 miles north and 3.0 miles east of Cozad, Nebraska.

Legal Description: E1/2 SW1/4 & SW1/4 SW1/4 Section 23-T11N-R23W of the 6th P.M., Dawson County, Nebraska (Improvement site excluded).

Soils: Cropland soils consist of Cozad, Cozad Hobbs, Hall and Hord silt loams as well as Cozad fine sandy loam.

Taxes: 2007 Real Estate Taxes - \$1,809.46 on 111.89 assessed acres.

FSA Info: Dawson County Farm #4807, Tract #1214. Total FSA cropland - 98.7 acres. Base acres:

Corn	52.7 ac w/ a DCP pmt yield of 108 bu/acre.
Oats	7.0 ac w/ a DCP pmt yield of 47 bu/acre.
Wheat	1.9 ac w/ a DCP pmt yield of 37 bu/acre.

Continuous CRP - Filter Strip: 3.9 acres with an annual payment of \$265.00.

Surface

Water:

Water for irrigation provided by 77.3 acres of surface water rights from the Spring Creek (listed as Strever Creek by the Nebraska Department of Natural Resources). Appropriation #A1773. Priority Date: 07/27/1925.

The property has 100.0 acres certified as irrigated with the Central Platte Natural Resources District.

Comments: A good quality farm with 70 +/- acres of 2nd year alfalfa. Property sells subject to a 50/50 crop share lease with a lease termination date of November 1, 2010.

List Price: \$170,000.00

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