

# LAND FOR SALE

## COZAD 80 DAWSON COUNTY



**LOCATION:** Borders the city of Cozad along the east. Farm located on the corner of paved Newell Street and County Gravel Road 762.

**LEGAL DESCRIPTION:** W 1/2 NW1/4 except a 1.5 acre tract to DD4 and a 5.70 acre tract located in the south, Section 5-T10N-R23W of the 6th P.M., Dawson County, Nebraska.

### PROPERTY

**DESCRIPTION:** Dawson County Assessor indicates a total of 72.65 acres. Farm consists of highly productive gravity irrigated cropland.

**SOILS:** Cropland soils consist of Class I and II Cozad silt loams.

**RE TAXES:** 2011 Real Estate Taxes - \$2,579.44

### FARM SERVICE AGENCY

**INFORMATION:** Government base acres:  
Corn 70.5 acres with direct yield of 125 bu/acre and counter cyclical yield of 139 bu/acre  
All cropland is considered non-highly erodible by the NRCS.

### IRRIGATION

**INFORMATION:** Water for irrigation is provided by an electric well located in the northeast. Irrigation well and equipment information is as follows:

Well registration G-019373  
Completion Date 5/4/2006 at 1,100 gpm  
Well Depth 330'  
Static Water Level 12'  
Pumping Level 40'  
Column 8"  
Pump - Western Land Roller  
Power Unit - 30 hp US Electric motor

### NRD

**INFORMATION:** Farm is located in the Central Platte Natural Resource District (NRD), and contains 75.7 certified irrigated acres.

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

**LIST PRICE:** \$465,000 CASH

**COMMENTS:** This is a highly productive gravity irrigated farm located in a strong farming community, which offers excellent potential due to its location and access.

**CONTACT:** **Kent Richter, Listing Agent - (308) 627-6465**  
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