

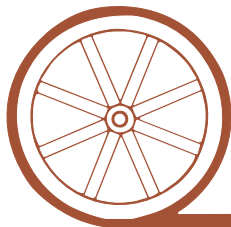
LAND FOR SALE

Dawson County 80



- Location:** 4 miles north and 2 miles west of Lexington, Nebraska on County Road 761.
- Legal Description:** N1/2NE1/4 Section 11-T10N-R22W of the 6th PM Dawson County, Nebraska.
- Acres:** 81.5 Tax Assessed Acres
- Taxes:** 2011 taxes due in 2012 - \$2,816.30
- Soils:** 95.3% Class I Cozad & Hall Silt Loams, 4.7% Class II Wood River Silt Loams.
- FSA Info:** Government Base Acres - 38.5 Ac. Corn Base at 125 Bu. Yield
- Irrigation Info:** Water for irrigation is provided by an electric well located on the north side of the property. Irrigation well and equipment is as follows: Well Registration - G-003568; Well Depth - 75'; Static Water - 11'; Pumping Level - 38'; Set up to pump 850 GPM at drilling in 1954; 15 HP Electric Motor. Current test shows 650 GPM pumping from 50'. Water production does diminish in late summer.
- NRD Info:** Farm is located in Central Platte NRD and contains 78.84 certified irrigated acres.
- Price:** \$490,000
- Comments:** Excellent access on county blacktop road with excellent soils and shallow water.
- Contact:** Mike Polk; Listing Agent 308-539-4446 or email mike@agriaffiliates.com
Loren Johnson, Bruce Dodson, Jerry Weaver

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

NORTH PLATTE OFFICE

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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 expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Irrigation Well



Subject

Hwy 21

Hwy 30

LEXINGTON
POP. 10011

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat
8821	Cozad silty clay loam, 0 to 1 percent slopes	70.8	90.0%		IIc	I	3800	66	4	6	59	154	40
8960	Wood River silt loam, 0 to 1 percent slopes	3.6	4.6%		IIs	IIs	3000	47	3	5	55	143	35
8840	Hall silt loam, 0 to 1 percent slopes	3.2	4.1%		IIc	I	3582	70	3.5	6.2	68	160	43
8815	Cozad silt loam, 0 to 1 percent slopes	1	1.3%		IIc	I	3762	67	3	6	62	160	40
Weighted Average							3753.8	65.3	3.9	6	59.2	153.8	39.9