

LAND FOR SALE

DAWSON COUNTY GRAVITY IRRIGATED

SOLD

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Location: From Lexington, 6 miles east on Hwy 30, then 1/2 mile south on Road 440. Or from Overton, 4 miles west on Hwy 30, then 1/2 mile south on Road 440. (Access provided by gravelled Road 440 which borders along the east)

Legal Description: E1/2 NE1/4 with exception of a small tract in the southwest corner, Section 20-T9N-R20W of the 6th P.M., Dawson County, Nebraska.

FSA Info: Total FSA cropland - 74.54 acres.

Government Base acres:

Corn 57.2 acres at 140 bu/acre

Soybeans 17.3 acres at 30 bu/acres

Yields are for direct and counter cyclical payments



Irrigation

Information: Water and Irrigation equipment information is as follows:

Well Registration G-134667
Completion Date 8/12/2002 @ 900 gpm
Well depth 280'
Static Water level 11.6'
Pumping level 51'
Column 8"

Pump - Western Land Roller

Power Unit - General Electric 15 hp electric motor.

Control Panel - Cutler Hammer

Farm is located in the Central Platte Natural Resource District and has a total of 74.5 certified irrigated acres.

Soils: The soils of the subject property consist of Class I Cozad silt loam, and Gosper loam, with slopes of 0-1%.

Taxes: 2008 Real Estate Taxes - \$2,062.78

Comments: This is a very productive well maintained farm located in a strong farming community.

List Price: **\$273,750.00**

Contact: Bart Woodward - (308) 234-4969, Listing Broker
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Offered Exclusively By:



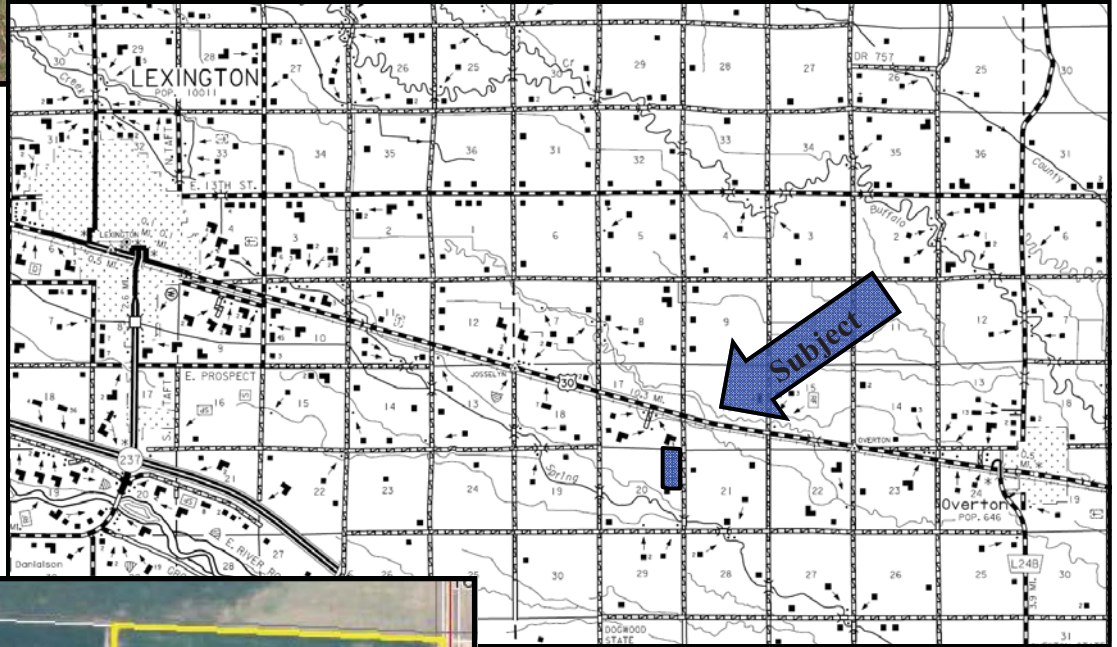
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