

LAND FOR SALE

DAWSON COUNTY PIVOT

SOLD

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LOCATION: 5 miles north and 3 1/2 miles west of Overton, or 2 miles north and 6 1/2 miles east of Lexington.
(Farm located on Road 758)

LEGAL

DESCRIPTION: E1/2 SW1/4 and W1/2 SE1/4 except a 12.4 acre tract all in Section 21-T10N-R20W of the 6th P.M., Dawson County, Nebraska.

PROPERTY

DESCRIPTION: Dawson County Assessor indicates a total of 143.92 acres. Farm consists of good quality pivot and gravity irrigated cropland with a small amount of dry crop.



FSA

INFORMATION: Dawson County Farm #6703
Total Cropland - Farm Service Agency indicates 145.66 acres.
Government Base Acres
 Corn 122.5 acres at 140 bu/acre
 Soybeans 1.0 acre at 39 bu/acre
(Yields are for both direct and counter cyclical payments)

IRRIGATION

INFORMATION: Water for irrigation is provided by two electric wells.

	<u>West Well</u>	<u>East Well</u>
Well Registration	G008484	G008483
Completion Date	10/22/1980	8/14/1973
	At 1,100 gpm	At 1,000 gpm
Well Depth	220'	140'
Static Water Level	43'	45'
Pumping Level	80'	100'
Column	8"	8"
Pump	Fairbanks Morse	Layne
Power Unit	50 hp electric motor	40 hp electric motor
	The two electric motors & panels are tenant owned and do not sell with property	
Pivot	2006 Reinke Model 2065	-----

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NRD INFORMATION: The farm is located in the Central Platte NRD and has a total of 146.7 certified irrigated acres.

SOILS: Soils consist primarily of very productive Class I Hord and Cozad silt loams, with a small amount of Class II Cozad silt loam.

RE TAXES: 2008 Real Estate Tax - \$3,757.34

LIST PRICE: **\$540,000** **Cash**

COMMENTS: This is a very productive farm located in a strong farming community. (Property sells subject to a cash farm lease which terminates February 1, 2011.)

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