

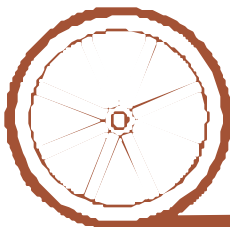
LAND FOR SALE



LEXINGTON FARM

- Location:** 1 mile west of Lexington, Nebraska on US #30 and 2.5 miles north on county graveled road to the SE corner of the property.
- Legal Description:** That Part of the S1/2 Section 24 lying north of Spring Creek in T10N-R22W of the 6th P.M. Dawson County, Nebraska.
- Acres:** 219.01 Taxed Acres
- Taxes:** 2006 Real Estate Tax payable in 2007 - \$4,691.62
- Land Use:** All gravity irrigated cropland.
- FSA Info:** Farm #52406
Cropland 205.8 acres
Base: Corn 143.7 acres @ 104 bu. Direct and c.c. all non highly erodible
- Water:** Irrigation water provided by two 8" wells and 37 acre surface rights from N.P.P.D. at \$18.75 per acre. Well Registration #G-012435 drilled 1954; 1,000 GPM from 30 ft. at drilling. 15 HP electric. Well Registration #G-012436 drilled 1956; 1,100 GPM from 30 ft. at drilling. 15 HP electric.
- Soils:** Primarily Cozad fine sandy loam 0-1% slope and Hall silt loam 0-1% slope both Class II, and both considered sub-irrigated.
- Price:** \$525,000
- Comments:** Excellent gravity irrigated and sub-irrigated cropland. Currently in alfalfa. Located next to feedlot. Excellent access from county graveled road on east and west sides.
- Contact:** Loren Johnson at 539-4452 or loren@agriaffiliates.com
Mike Polk, Bruce Dodson and Duane McClain at 534-9240

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