

# LAND FOR SALE

## DAWSON COUNTY GRAVITY

**Location:** 7 miles east and 1 1/2 miles north of Lexington, or 3 miles west and 4 1/2 miles north of Overton. Access is provided by county gravel roads.

**Legal Description:** NE 1/4 Section 28-T10N-R20W of the 6th P.M., Dawson County, Nebraska.

**Property Description:** Dawson county assessor indicates a total of 157.88 acres. Farm consists entirely of gravity irrigated cropland.

**FSA Info:** Dawson County Farm #780. Total cropland - 157.5 acres.  
Base acres:  
Corn 115.5 acres @ 135 bu/acre  
(yield is for both direct and counter cyclical payments)  
All cropland is considered non-highly erodible by the NRCS.



**Irrigation Information:** Water for irrigation is provided by two irrigation wells. Irrigation well and equipment information is as follows:

	<u>Well #1</u>	<u>Well #2</u>
Well Registration	G-000116	G-000115
Completion Date	4/20/1992 @ 1,000 gpm	6/2/1954 @ 1,150 gpm
Well Depth	180'	123'
Static Water Level	27'	N/A
Pumping Level	60'	N/A
Column	8"	8"
Pump	Layne Bowler	Peerless
Power Unit	General Electric 40 hp Siemens Control panel	Gearhead - Amarillo, 60 hp Power Unit - Chevy 454, natural gas

The farm is located in the Central Platte Natural Resource District. Farm contains 157.5 certified irrigated acres.

**Soils:** Soils consist entirely of Class I Cozad, Hord, and Hall silt and silty clay loams. Slopes range from 0-1%.

**Taxes:** 2006 Real Estate Taxes - \$3,993.48

**List Price:** \$415,000.00 Cash

**Comments:** This is a productive gravity irrigated farm located in a strong farming community.

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