

LAND FOR SALE

WILLOW ISLAND PIVOT DAWSON COUNTY, NEBRASKA

LOCATION: 2 miles north and 1/2 west of Willow Island.
(Access is provided by county gravel Road #765 bordering on the north and Road #417 bordering along the east.)

LEGAL DESCRIPTION: NE1/4 except a tract in the NE1/4 NE1/4, Section 21-T11N-R24W of the 6th P.M., Dawson County, Nebraska.



PROPERTY DESCRIPTION: Dawson County Assessor indicates a total of 154.54 acres. Farm consists of pivot irrigated cropland with dry crop corners.

FARM SERVICE AGENCY

INFORMATION: Total cropland acres - 152.4 acres
Government base acres:
Corn 91.6 acres with direct yield of 122 bu/acre and counter cyclical yield of 156 bu/acre
Soybeans 7.5 acres with direct yield of 26 bu/acre and counter cyclical yield of 31 bu/acre

IRRIGATION

INFORMATION: Water for irrigation is provided by an electric well and by 62 acres water rights from the Cozad Ditch Company. Information is as follows:

Well registration	G-087770
Completion Date	8/9/1995 at 1,000 gpm
Well Depth	100'
Static Water Level	5'
Pumping Level	33'
Column	9"

Pump - Sargent
Power Unit - 40 hp US Electric motor
The 62 acres water rights from the Cozad Ditch Co. are delivered via underground pipe to a riser located in the northwest corner.

Control Panel - Well Guard
Pivot - Zimmatic 7 tower equipped with drop nozzles

NRD

INFORMATION: Farm is located in the Central Platte Natural Resource District (NRD), and has a total of 152.4 certified irrigated acres.

Offered Exclusively By:



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

SOILS: Cropland soils consist of approximately 74% Class I Hord and Cozad silt loams, 0-1% slope and 26% Class III Cozad silt loam saline alkali, 0-1% slope.

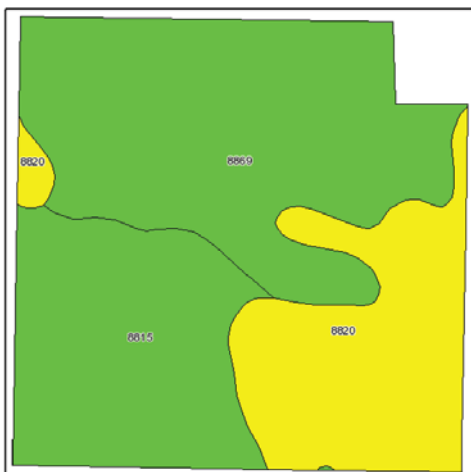
TAXES: 2010 Real Estate Tax - \$4,853.54

LIST PRICE: **\$875,000** **CASH**

COMMENTS: This is a well maintained, very productive farm located in a strong farming community. Farm sells subject to an NRC EQUIP contract on the dry crop corners.

CONTACT: **Kent Richter, Listing Agent - (308) 627-6465**
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State: Nebraska
 County: Dawson
 Location: 021-011N-024W
 Township: Willow Island
 Acres: 152.4
 Date: 4/5/2011



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	
8869	Hord silt loam, 0 to 1 percent slopes	68.5	44.9%		IIc	I	73	3.5	6.2	65	160	61	120	43	
8815	Cozad silt loam, 0 to 1 percent slopes	43	28.2%		IIc	I	67	3	6	62	160	57	120	40	
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	40.9	26.9%		IVs	IIIs	46	2.5	4.5	46	110	50	85	25	
Weighted Average								64	3.1	5.7	59	146.6	56.9	110.6	37.3



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