

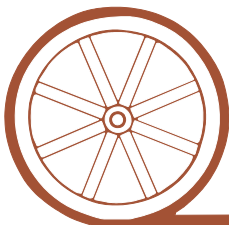
# LAND FOR SALE

## COZAD ALFALFA FARM



- Location:** 4 Miles north of Cozad on the corner of roads 765 & 419
- Legal Description:** Pt. NE1/4, SE1/4 Section 14-T11N-R24W of the 6<sup>th</sup> PM Dawson County, NE.
- Acres:** Dawson County Assessor shows 200.85 taxed acres.
- Taxes:** 2006 Real Estate taxes paid in 2007 were \$4321.74
- Land Use:** Currently planted to alfalfa.
- FSA Info:** 184.7 acres of cropland with 128.3 acres of corn base @ 53 bu. direct & 108 CC yield.
- Water:** 40 acres of water rights off the Cozad Ditch.
- Soils:** All Class II, Cozad silt, Hord silt & Cozad fine sandy loams.
- Price:** \$325,000 or \$1,625 per taxed acre.
- Comments:** This is a nice farm that is bisected by the Cozad Ditch. It has nearly level terrain. The current tenant has one year left on a 7 year cash lease. Buyer to receive 2008 rental income if closes on property before April 1, 2008.
- Contact:** Duane McClain, listing agent: 308-530-0221 or [duane@agriaffiliates.com](mailto:duane@agriaffiliates.com)  
Mike Polk, Loren Johnson, Jerry Weaver or Bruce Dodson in North Platte office at 308-534-9240 or Bart Woodward, Bryan Danburg or Kent Richter at Kearney office at 308-234-4969

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