

LAND FOR SALE

JK LAND RANGELAND PARCEL #1



LOCATION: 7 miles north of Lexington on State Highway 21.

LEGAL DESCRIPTION: All of Section 29-T11N-R21W of the 6th P.M., Dawson County, Nebraska except Hwy and except two 1.52 acre tracts.

PROPERTY DESCRIPTION: Dawson County Assessor indicates a total of 629.03 acres. Farm consists of good quality hardland pasture.

LIVESTOCK WATER: Livestock water is provided by a well equipped with an electric submersible, along with two wells equipped with windmills, and three dams.

REAL ESTATE TAXES: 2016 Real Estate Tax - \$10,024.52

SOILS: Soils consist primarily of Uly and Coly silt loams, with lesser amounts of Hord, Hobbs, and Cozad silt loams. Slopes range from 1-30%.

LIST PRICE: ~~\$1,572,500.00~~ \$1,446,700 Cash **Price Reduced**

COMMENT: This pasture is of excellent quality, and offers tremendous location, along with very good fencing and livestock water availability.

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Bryan Danburg, Kent Richter, Sales Associates

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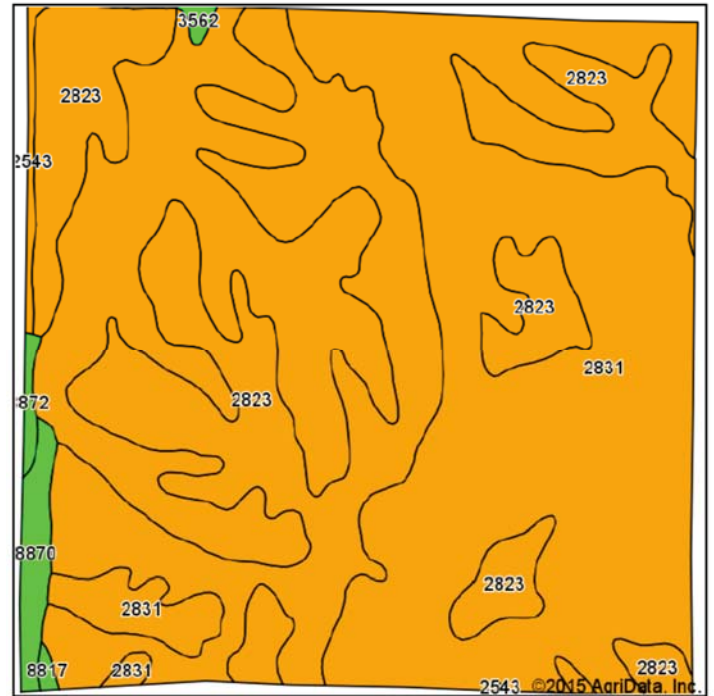
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Area Symbol: NE047, Soil Area Version: 12

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Cor n	Grain sorghum	Winter wheat
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	373.11	60.0%			Vle		26			
2823	Uly silt loam, 11 to 17 percent slopes, eroded	232.19	37.3%			Vle		53			
8870	Hord silt loam, 1 to 3 percent slopes	8.91	1.4%			lle	lle	72	3	62	57
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	3.78	0.6%			Vle					
8872	Hord silt loam, 3 to 6 percent slopes	2.11	0.3%			lle	lle	69	3	59	55
3562	Hobbs silt loam, occasionally flooded, cool	1.16	0.2%			llw	llw				
8817	Cozad silt loam, 3 to 6 percent slopes	0.84	0.1%			lle	lle	64	2	49	46
Weighted Average								36.7	0.1	1.2	1.1
										0.7	



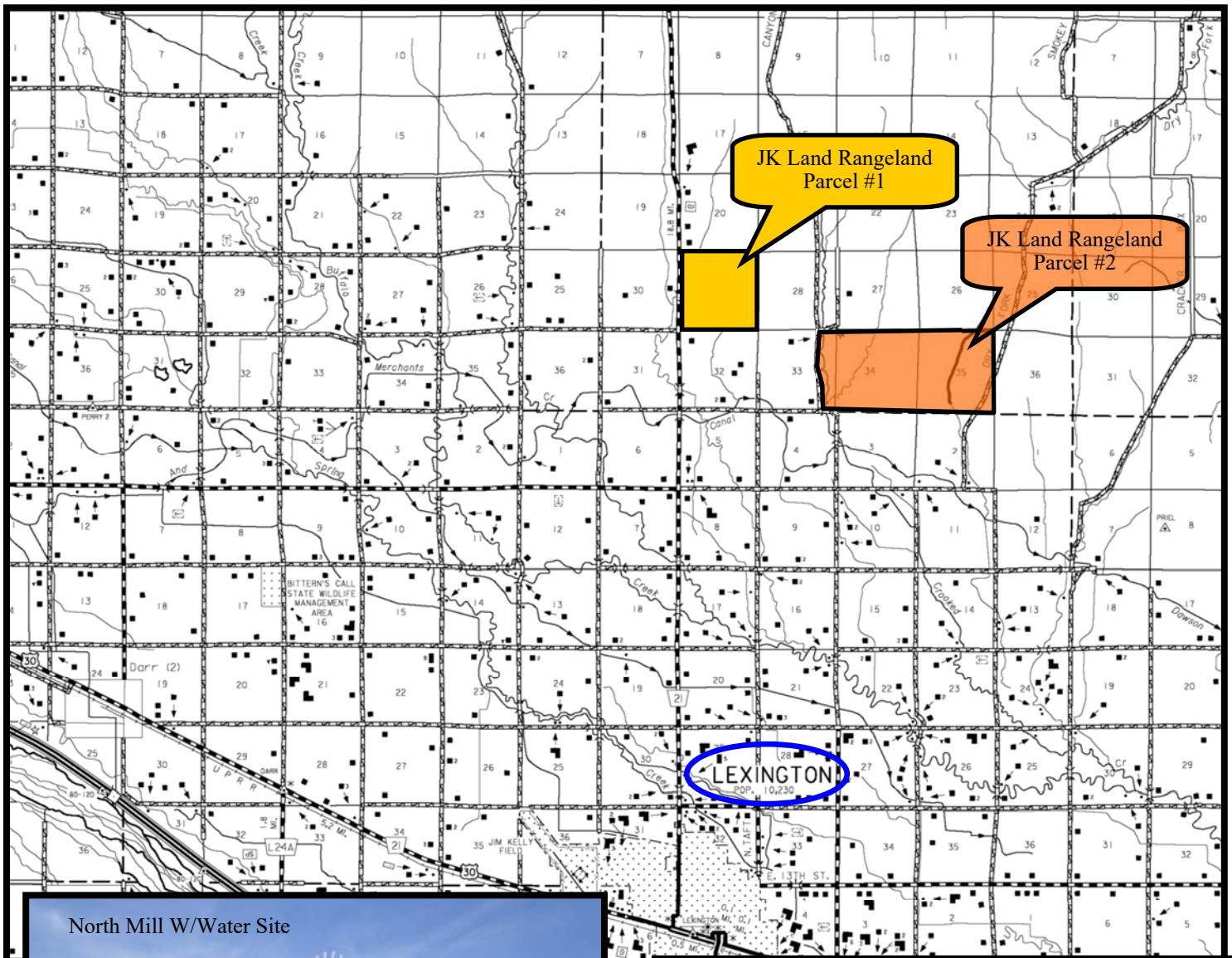
Well with Electric Submersible



South Mill & Water Site

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