

LAND FOR SALE

Willow Island Gravity Irrigated Cropland



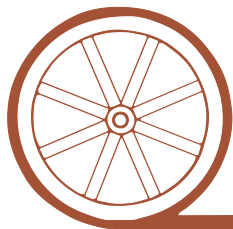
- Location:** From Cozad, Nebraska, the property is located 2 miles north on Rd 420, then 3 miles west on Rd 764 and then 1/4 mile north on Rd 417.
- Legal Description:** N1/2SE1/4 Section 21-T11N-R24W of the 6th P.M., Dawson County, NE.
- Acres:** 80.66 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$5,755
- Land Use:** Entirely gravity irrigated cropland
- FSA Info:** 78.56 cropland acres; Corn Base - 38 acres at 145 bu. Yield. Enrolled in ARC County program.
- Water:** Located in the Central Platte NRD and has 78.56 certified ground water irrigated acres.
- Soils:** 86% Class I & II soils.
- Improvements & Equipment:** De'Ran Gearhead Model G100A, Nebraska Pump Supply Pump Model 12M100. Irrigation engine and propane tank are not included.
- Price:** \$495,000
- Comments:** This is a beautiful piece of property with outstanding soils, located in a great farming community!
- Contact:** Chase Dodson; Listing Agent 308-520-1168 or chase@agriaffiliates.com
Bruce Dodson, Mike Polk, Tony Eggleston, Brian Reynolds,
Brad Atkins, Don Walker, John Childears.



Chase Dodson,
Listing Agent

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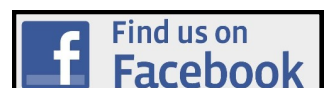
North Platte, NE 69103

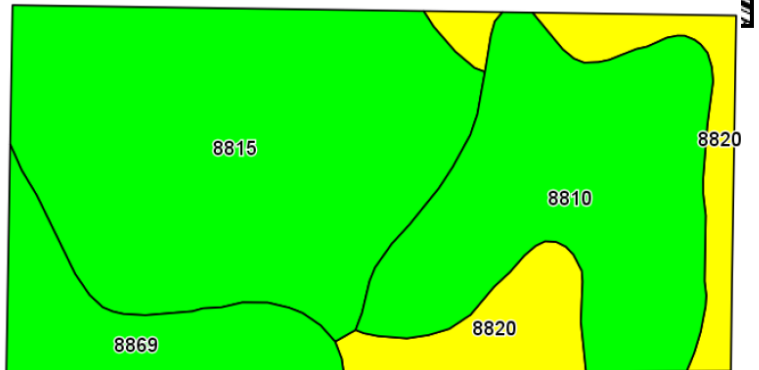
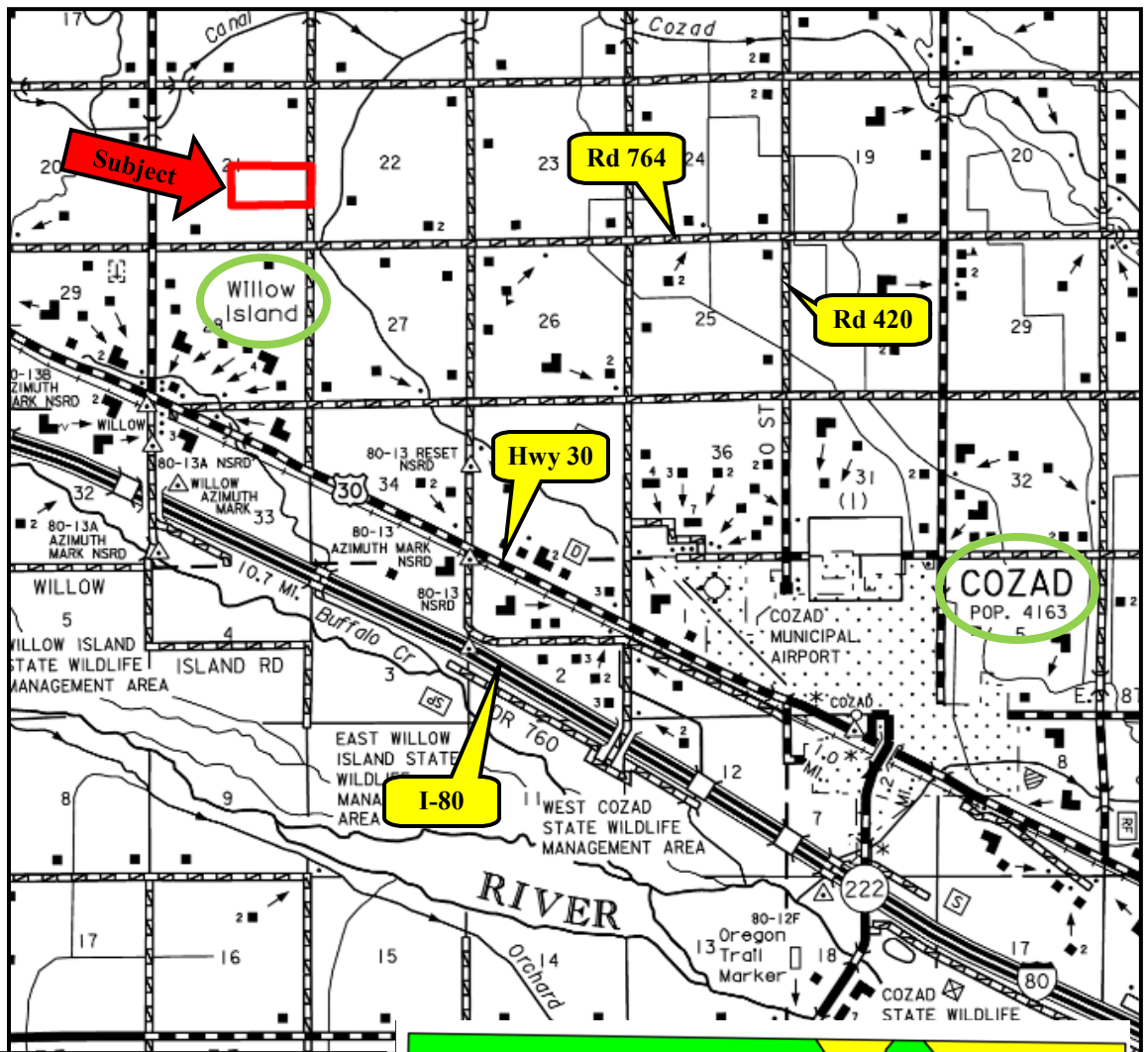
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Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c
8815	Cozad silt loam, 0 to 1 percent slopes	36.26	46.2%		IIc	Iw
8810	Cozad fine sandy loam, 0 to 1 percent slopes	23.14	29.5%		Ile	Ile
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	10.64	13.5%		IVs	IIIs
8869	Hord silt loam, 0 to 1 percent slopes	8.52	10.8%		IIc	Iw