

LAND FOR SALE

NICKERSON TRUST FARM



- LOCATION:** 3 miles west of Lexington, Nebraska on Road 755.
- LEGAL DESCRIPTION:** N1/2 NW1/4 & Lots 1 & 2 lying N of I-80 in Section 10-T9N-R22W of the 6th P.M., Dawson County, Nebraska.
- PROPERTY DESCRIPTION:** Dawson County Assessor indicates a total of 78.49 acres. Farm consists of good quality gravity irrigated cropland with a small livestock pasture.
- FSA INFORMATION:** Total Cropland - 65.9 acres. Corn Base 65.9 acres with a PLC Yield of 165 bu/acre.
- IRRIGATION INFORMATION:** Water for irrigation is provided by 68 acres of surface water rights through the NPPD—Dawson Canal. Equipment - Hastings Irrigation pump equipped with a 7.5 HP electric motor.
- NRD INFORMATION:** Property is located in the Central Platte Natural Resource District and contains 65.91 certified irrigated acres.
- SOILS:** Cropland soils consist primarily of Class I Gosper loam and Class I Cozad silt loam.
- PASTURE:** Approximately 10 acres of pasture. Three (3)-wire high tensile fence with wood posts. Water provided by a well equipped with an electric submersible pump.
- RE TAXES:** 2015 Real Estate Tax - \$4,935.98.
- COMMENTS:** Farm sells subject to a 2016 cash lease with a termination date of February 28, 2017.
- LIST PRICE:** **\$560,000.00**
- CONTACT:** **Bryan Danburg, Listing Agent (308) 380-3488 bryan@agriaffiliates.com**
Bart Woodward - Broker, Kent Richter, John Keeney, Dave Frost - Sale Associates

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