

LAND FOR SALE

HUTT FARM Dawson County, Nebraska



Location: Farm is located on the northeast corner of the Darr I-80 Interchange, or 3 1/2 miles west of Lexington, in Dawson County, Nebraska. Access provided by hard surface and gravel roads.

Legal

Description: Lots 3 & 4, and the S1/2 NW1/4 Section 4-T9N-R22W of the 6th P.M., Dawson County, Nebraska, Except 2.001 acre tract in the northwest corner of the SW1/4 and except 8.76 acres to State of Nebraska

Property

Description: Dawson County Assessor indicates a total of 150.55 acres. Farm consists of good quality gravity irrigated and dry cropland with a small amount of pasture.

Farm Service Agency

Information: Information from the Dawson County Farm Service Agency indicates the following:

Total Cropland - 132.4 acres

Government Base Acres - Corn 65.2 acres at 117 bu/acre

Soybeans 9.9 acres @ 30 bu/acre

All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information:	Well Registration	G009748	Completion Date	7/23/1954	at 1,150 gpm
	Well Depth	76'	Pump -	Layne Bowler	
	Static Water Level	12'	Power Unit -	General Electric	15 hp
	Pumping Level	30'	Control Panel -	General Electric	
	Column	8"			

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.

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Natural Resource

District Information: The subject property is located within the Central Platte Natural Resource District (NRD) and is subject to irrigated acre certification. The subject property contains 71.53 certified irrigated acres.

Soils: Cropland soils consist primarily of Class I & II Gosper loam, and Cozad silt loams, with lesser amounts of Class III & IV Cozad silt loam, and Cozad silt loam, saline alkali. Soils of the pasture (approximately 11.7 acres) consist of Class II & IV Cozad silt loams, with slopes of 0-11%.

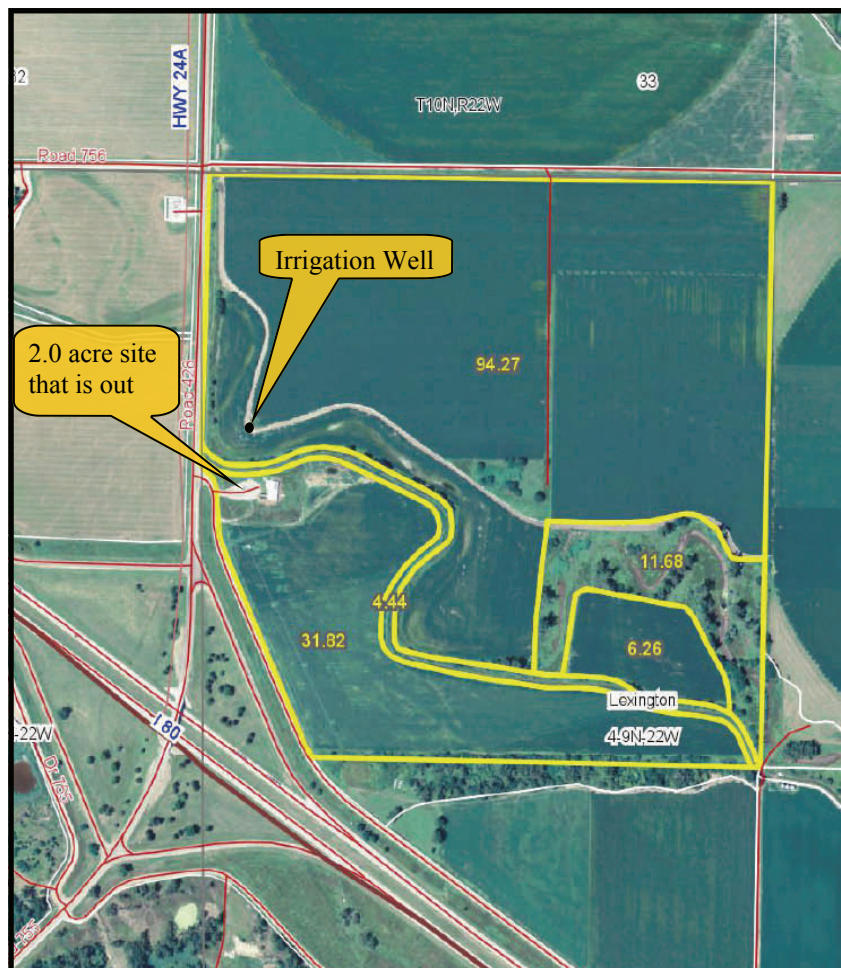
Taxes: 2012 Real Estate Tax - \$3,298.32

List Price: \$775,000.00 **Cash**

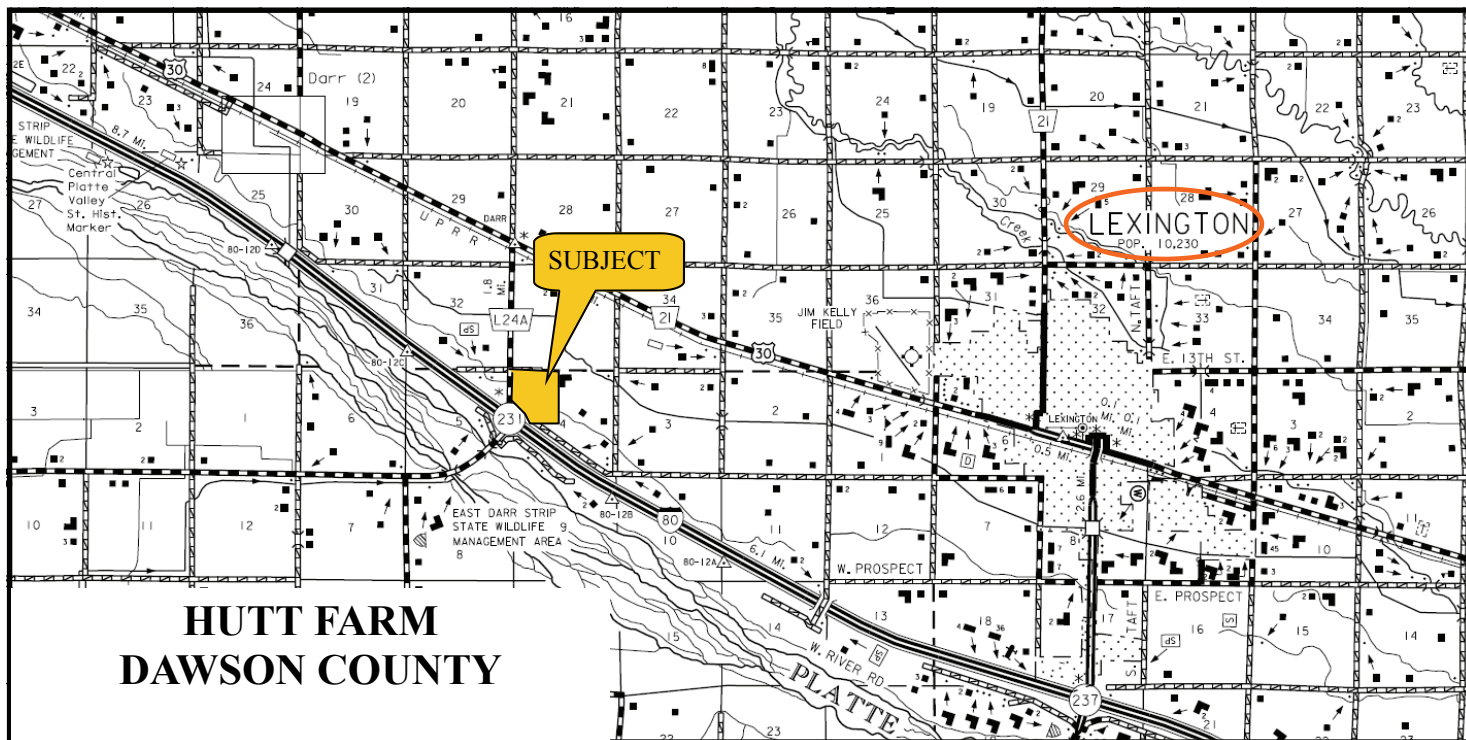
Comments: This is a very productive farm located in a strong farming community. Full possession is available for the 2013 farming season.

Contact: **Bart Woodward, Listing Broker (308) 233-4605**
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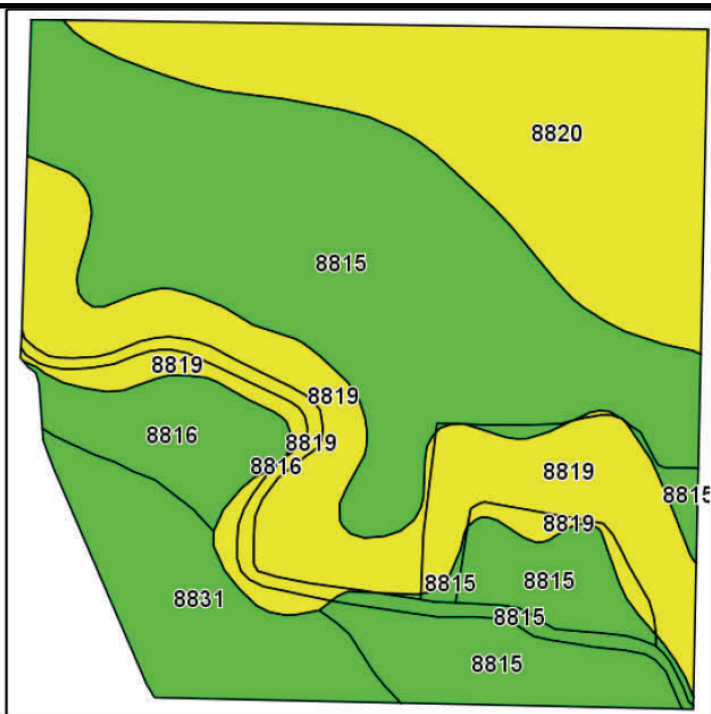
bart@agriaffiliates.com



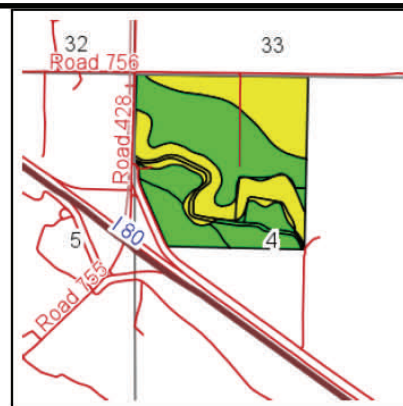
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HUTT FARM DAWSON COUNTY



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Dawson**
Location: **4-9N-22W**
Township: **Lexington**
Acres: **148.5**
Date: **2/27/2013**



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Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Grain sorghum	Winter wheat
8815	Cozad silt loam, 0 to 1 percent slopes	65	43.7%		IIc	I	67	3	62	57	40
8819	Cozad silt loam, 6 to 11 percent slopes, eroded	31.5	21.2%		IVe	IVe	60	2	35	34	24
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	31.4	21.2%		IVs	III	46	2.5	46	50	25
8831	Gosper loam, 0 to 1 percent slopes	13.2	8.9%		IIc	I	59	3	52	50	35
8816	Cozad silt loam, 1 to 3 percent slopes	7.4	5.0%		Ile	Ile	66	2.7	52	52	38
		Weighted Average					60.3	2.7	51.5	49.8	32.9



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