

LAND FOR SALE

DAWSON COUNTY IRRIGATED 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.
- Land Use:** Dawson County Assessor indicates a total of 78.49 acres. Farm consists of very good quality gravity irrigated cropland with a small livestock pasture.
- FSA Info:** Total Cropland - 65.9 acres. Corn Base 65.9 acres with a PLC Yield of 165 bu/acre.
- Irrigation:** 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 has 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.
- Taxes:** 2018 Real Estate Taxes - \$4,835.62.
- Comments:** Farm sells subject to a 2019 cash lease terminating February 28, 2020.
- List Price:** \$395,000.00
- Contact:** Bryan Danburg, Listing Agent (308) 380-3488 bryan@agriaffiliates.com
Bart Woodward - Broker, Kent Richter, Sale Associate



Bryan Danburg
Listing Agent

Offered Exclusively By:



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