

LAND FOR SALE

PEARSON FARM Dawson County



Location: Located 6 miles west of Sumner or 3 1/2 miles south of Eddyville, NE. Access provided by Dry Fork Road, which bisects north to south.

Legal Description: The North 2,220 feet of Section 5-T11N-R20W of the 6th P.M., Dawson County, Nebraska.

Property Description: The Dawson County Assessor indicates a total of 259.62 taxed assessed acres. Farm consists of non-irrigated cropland, with pasture, and building improvements.

Building Improvements: 900 sq.ft. Butler metal storage building, with full concrete floor; 896 sq.ft. barn; 8'X10' well house, and a 1,032 sq.ft. older home which is considered uninhabitable.

Farm Service Agency Information: Total Cropland - 80.64 acres. (approximately 40.91 acres is in grass, and utilized for grazing)
Government Base Acres - Corn 19.28 acres with a PLC yield of 133 bu/acre

Certified Irrigated Acre Info: The property is located in the Central Platte Natural Resource District, and records indicate that the farm has approximately 39.0 certified irrigated acres. The water source for these certified irrigated acres is located off the property, and therefore, Pearson Farm sells without a water source to provide water for irrigation. PLEASE CONTACT the Central Platte Natural Resource District for additional information.

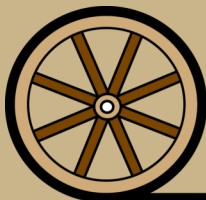
Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

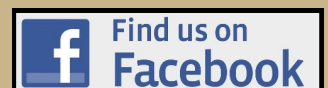
Offered Exclusively By:



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Livestock Water: Livestock water is provided by a well located at the improvement site, along with four ponds.

Soils: Cropland soils consist primarily of very productive Hord, and Hobbs silt loams, with slopes of 0-3%, along with lesser amounts of Coly silt loams. Soils of the pasture consist of Uly, Holdrege, Coly and Hobbs silt loams, with slopes ranging from 0-30%

Recreational Amenity: The eastern portion of the property is bisected by the heavily wooded Dry Fork Creek which provides excellent habitat for deer, turkey, etc.

RE Taxes: 2018 Real Estate Tax - \$6,288.68

Lease Information: Farm sells subject to a 2019 verbal farm lease.

Price: **\$350,000.00**

Comments: This is a well maintained farm offering productive cropland and pasture.
NOTE: Farm contains no south border fence. A survey is being completed so that the south border will be marked for the new owner.



**Butler
Building**



Barn

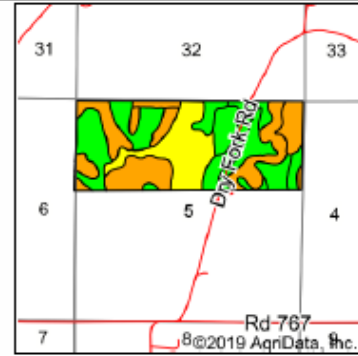
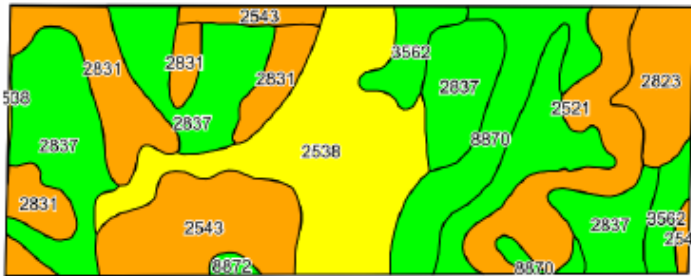


**Pasture along
Dry Fork Creek**



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Soils Map



State: **Nebraska**
 County: **Dawson**
 Location: **5-11N-20W**
 Township: **Wood River**
 Acres: **259.62**
 Date: **6/27/2019**



Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat
2837	Uly-Holdrege silt loams, 6 to 11 percent slopes	63.85	24.6%		IIIe	IIIe	60							
2538	Coly silt loam, 6 to 11 percent slopes, eroded	49.82	19.2%		IVe	IVe	48							
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	30.19	11.6%		VIe		26							
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	28.76	11.1%		VIe									
8870	Hord silt loam, 1 to 3 percent slopes	23.59	9.1%		IIe	IIe	72							
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	22.68	8.7%		VIe		42							
8869	Hord silt loam, 0 to 1 percent slopes	14.82	5.7%		IIc	IW	73							
2823	Uly silt loam, 11 to 17 percent slopes, eroded	12.86	5.0%		VIe		53							
3562	Hobbs silt loam, occasionally flooded, cool	11.83	4.6%		IIW	IIW								
8872	Hord silt loam, 3 to 6 percent slopes	1.22	0.5%		IIIe	IIIe	69	3	6	59	143	55	110	37
Weighted Average							44.3	~	~	0.3	0.7	0.3	0.5	0.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Pasture located west of
 Dry Fork Road



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