

LAND FOR SALE

KLOEPPING TRUST



2 Tracts make up this Dawson County Farm!



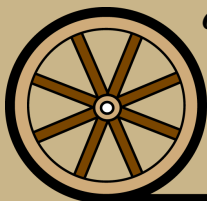
Description: Dawson County Farm just north of Lexington and east of Cozad, Nebraska. Farm is of good quality and location.

Price: **Homestead 80:** \$498,000 Irrigated cropland with older home & outbuildings.
Pivot Quarter: \$805,000 Irrigated cropland with Valley pivot.

Contact: **Bruce Dodson, AFM; Listing Agent 308-539-4455**
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Chase Dodson, Bart Woodward, Mike Polk, John Childears, Tony Eggleston,
Don Walker, Brian Reynolds, Dallas Dodson, Brad Atkins



Bruce Dodson, AFM
Listing Agent



Offered Exclusively By:

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Providing Farm - Ranch Real Estate Services

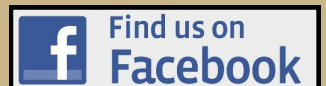
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NORTH PLATTE OFFICE

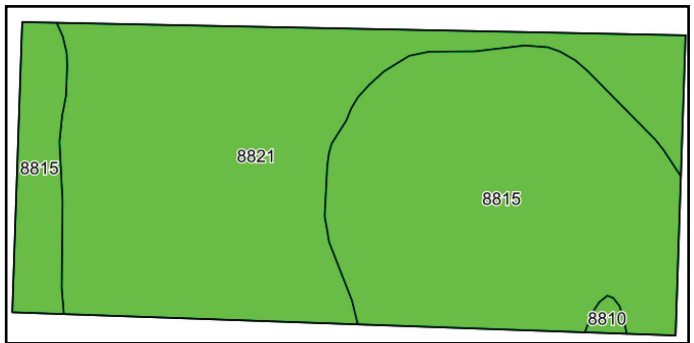
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HOMESTEAD 80



Area Symbol: NE047, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated	Winter wheat
8815	Cozad silt loam, 0 to 1 percent slopes	35.46	50.5%		IIc	Iw	3767	67			
8821	Cozad silty clay loam, 0 to 1 percent slopes	34.44	49.0%		IIc	I	3750	66			
8810	Cozad fine sandy loam, 0 to 1 percent slopes	0.37	0.5%		Ile	Ile	3762	65	58	148	30
Weighted Average							3758.6	66.5	0.3	0.8	0.2

Location: From Lexington, Nebraska; North 4.5 miles on Hwy 21 to Road 761, west 2 miles to Road 431. North 1 mile to Rd.762 then west 1 mile, north on Road 430 1/4 mile to southern boundary of property. **From Cozad, Nebraska;** East 7 1/2 miles to Rd. 429, then north 1 mile to Rd. 762 and east 1 mile to Rd. 430 then 1/4 north to southern boundary of property.

Legal Desc: Homestead 80 - N1/2SE1/4 Sect. 34-T11N-R22W of the 6th P.M. in Dawson County, NE

Land Use: Homestead 80 - Property includes 70 taxed acres comprised of 65 acres irrigated cropland, 4 acres older building site with old house & outbuildings.

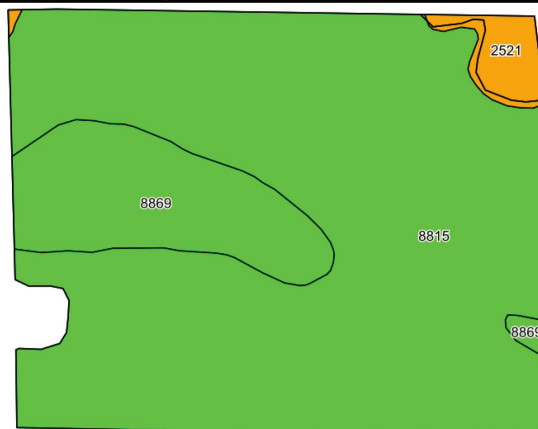
FSA Info: Combined: 35.8 Corn base acres @ 166 PLC yield, and 49.1 Soybean base acres @ 61 PLC yield.

Water: Homestead 80 - Well Reg #A-007006; 15Hp US Electric motor and Peerless pump.

Soils: Cozad silty clay loam & Cozad silt loam; Excellent Class I soils.

Price/Taxes: Homestead 80 - \$498,000; 2018 taxes payable in 2019 - \$5,737.68

PIVOT QUARTER



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	Range Production (lbs/acre/yr)	*n NCCPI Corn	*n NCCPI Small Grains
8815	Cozad silt loam, 0 to 1 percent slopes	99.49	81.7%		IIc	Iw	3767	60	48
8869	Hord silt loam, 0 to 1 percent slopes	18.68	15.3%		IIc	Iw	3763	52	49
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	3.66	3.0%		VIe		3227	39	31
Weighted Average							3750.2	*n 58.1	*n 47.6

Location: From Lexington, Nebraska; North 2.5 miles on Hwy 21 to Rd 759, then east 1 mile to the north-west corner of property.

Legal Desc: NW1/4 Sect. 21-T10N-R21W of the 6th P.M. in Dawson County, NE

Land Use: Property includes 119.8 taxed acres including 117 acres irrigated cropland and 2.8 acres of wild-life habitat.

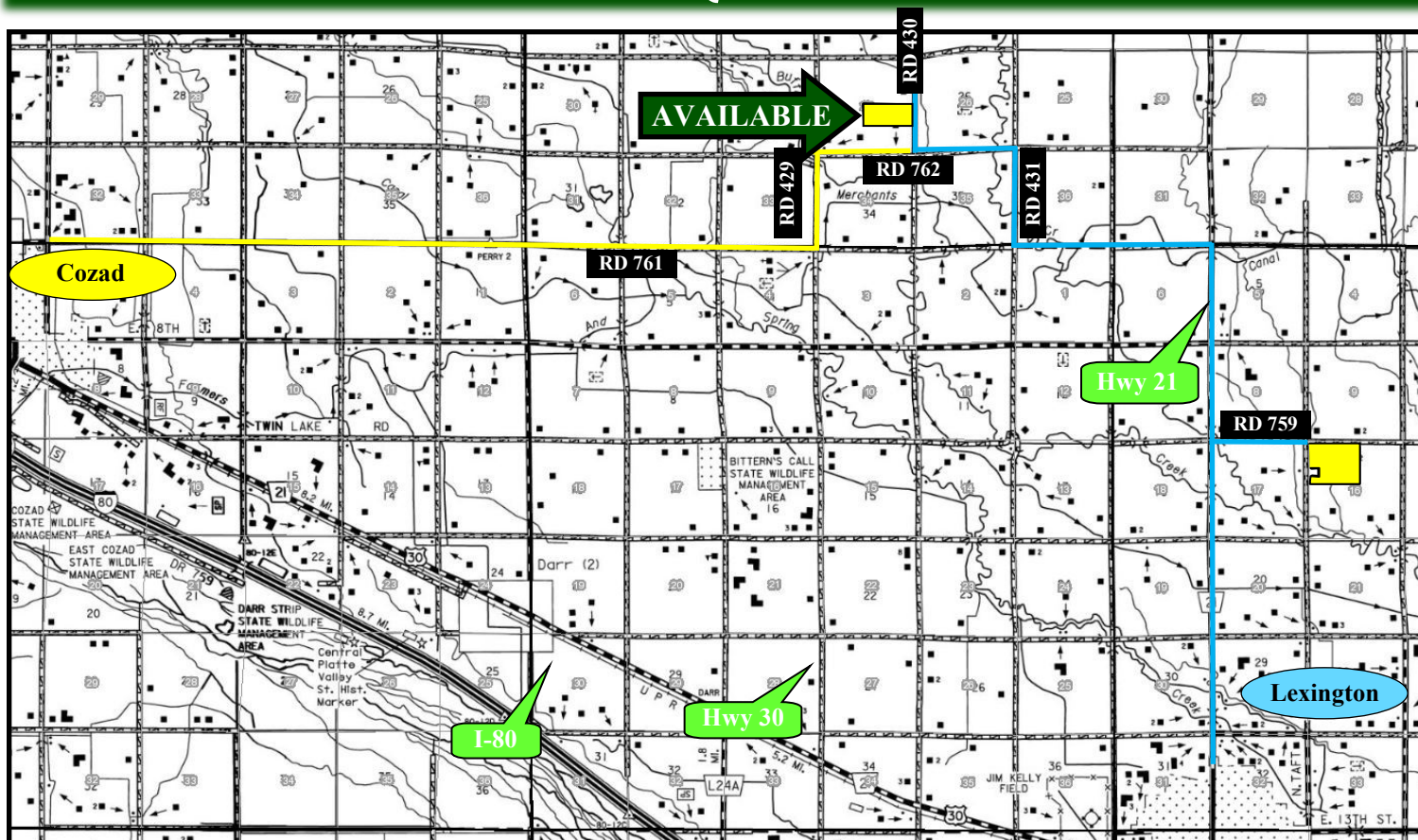
FSA Info: 73.2 Corn base acres @ 166 PLC yield, and 39.5 Soybean base acres @ 61 PLC yield.

Water: Well Reg #G-002252; G-029513; 2-electric motors and pumps, 1-5 tower Valley pivot.

Soils: Cozad silt loam, Hord silt loam; Excellent Class I soils.

Price/Taxes: \$805,000; 2018 taxes payable in 2019 - \$8,308.46

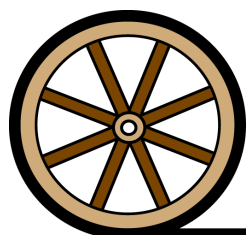
PIVOT QUARTER



Quality Farm in Good Location!



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