

LAND FOR SALE

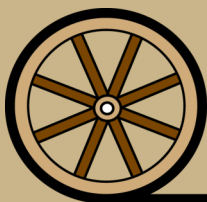
Darr Pivot Quarter

**PRICE
REDUCED!**

- Location:** From Cozad, NE, 6 miles east on Rd. 761 to Rd. 427, then north 1 mile to the southwest border of the property. From Lexington, NE north on Hwy 21 for 4 miles, then west on Rd. 761 for 6 miles, at Rd. 427 1 mile north to the southwest corner of the property.
- Legal Description:** SW1/4 Sec. 32-T11N-R22W of the 6th P.M., Dawson County, NE
- Acres:** 151.55 Tax Assessed Acres
- Taxes:** 2020 Real Estate taxes payable in 2021 are \$8,461.60
- Land Use:** The property includes 124 pivot irrigated acres, 17 acres of sub-irrigated cropland.
- Soils:** Property has nearly 100% Class I & II Hord and Cozad silt loam soils.
- Water Rights:** Well Registrations G-000118, drilled 6/12/03, 900GPM@100'; Located in the Central Platte NRD with 123.6 Certified Irrigated Acres
- Equipment:** 1-50Hp motor w/Sargent pump. (Valley 7 tower pivot is tenant owned.)
- Possession:** Possession at Closing and subject to a cash rent farm lease expiring Feb 28, 2021.
- Price:** ~~\$995,000~~ - NOW \$965,600
- Comments:** Productive pivot quarter with county road access on the south and west sides.
- Contact:** **Bruce Dodson, AFM; Listing Agent 308-539-4455 or email bruce@agriaffiliates.com**
Bart Woodward, Chase Dodson, Bryan Danburg, Kent Richter, Mike Polk,
Don Walker, Dallas Dodson, Brian Reynolds



Bruce Dodson, AFM
Listing Agent



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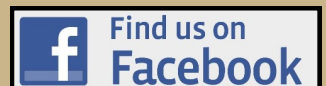
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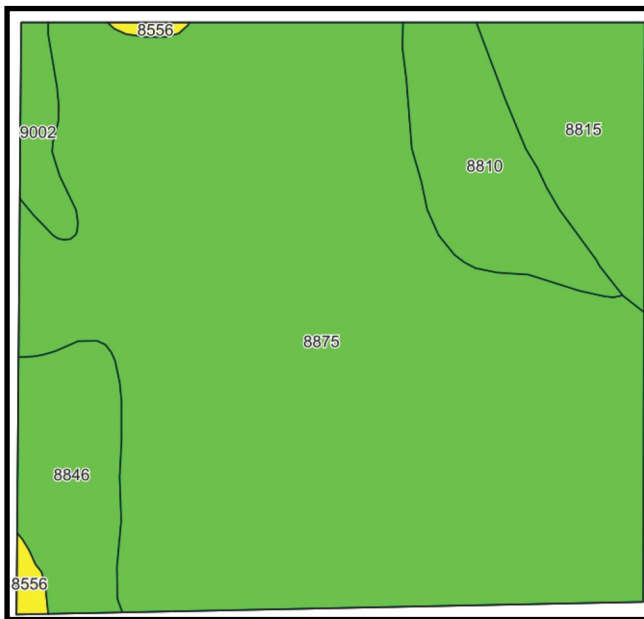
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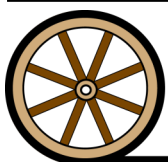
Fax (308) 534-9244





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	Corn	Winter wheat	*n NCCPI Soybeans
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	109.02	74.4%		llw	llw	63	6	77	40	75
8815	Cozad silt loam, 0 to 1 percent slopes	11.69	8.0%		llc	llw	67				68
8810	Cozad fine sandy loam, 0 to 1 percent slopes	11.63	7.9%		lle	lle	65	4	58	30	54
8846	Hall silt loam, wet substratum, 0 to 1 percent slopes	10.12	6.9%		llw	llw	0	6	71	40	75
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	3.12	2.1%		lle	lle	58				37
8556	Silver Creek silty clay loam, rarely flooded	1.05	0.7%		lllw	lllw	47	4	58	33	46
Weighted Average							58.9	5.2	67.2	35.1	*n 71.8



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