

LAND FOR SALE

DAWSON COUNTY GRAVITY IRRIGATED FARM

LOCATION: 1 mile east and 3 1/4 miles north of Lexington, Nebraska. (farm located on Road 435)

LEGAL DESCRIPTION: S1/2 N1/2 SE1/4 Section 16-T10N-R21W of the 6th P.M., Dawson County, Nebraska.

PROPERTY DESCRIPTION: Dawson County Assessor indicates a total of 40.18 acres. Farm consists entirely of gravity irrigated cropland.

FARM SERVICE AGENCY

INFORMATION: Total Cropland - 40.34 acres
Government Base Acres - Wheat 0.8 acres at 38 bu/acre
Corn 31.6 acres at 121 bu/acre
Soybeans 4.2 acres at 44 bu/acre
All cropland is considered non-highly erodible by the NRCS

IRRIGATION

INFORMATION: Well Registration G001925
Completion Date 1/1/1938 at 1,250 gpm
Well Depth 50'
Irrigation well is currently in need of replacement. For additional information, please contact Broker or Downey Drilling in Lexington.

NRD

INFORMATION: Farm is located in the Central Platte Natural Resource District and information from the NRD indicates that all cropland is certified as irrigated.

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management • Sales • Auctions • Appraisals

KEARNEY OFFICE
P.O. Box 1390

2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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.



SOILS: Soils consist of Class I Cozad and Hall silt loams, with slopes of 0-1%.

RE TAX: 2013 Real Estate Tax - \$1,936.66

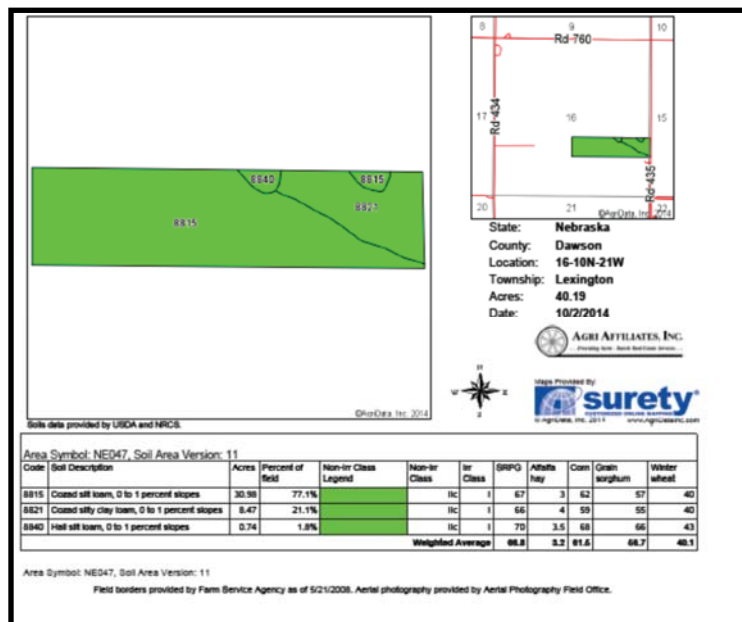
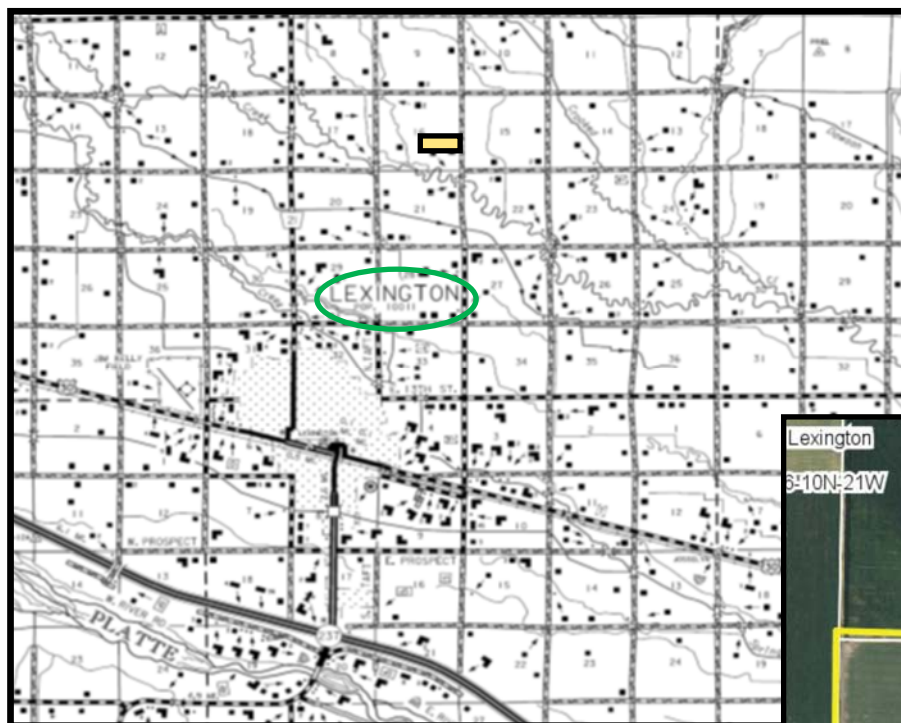
LIST PRICE: **\$162,000 CASH**

LEASE: Farm sells subject to a cash farm lease which terminates February 28, 2016.

COMMENTS: This is a highly productive farm located in a strong farming community.

CONTACTS:

Bart Woodward, Broker	(308) 233-4605	bart@agriaffiliates.com
Kent Richter, Salesperson	(308) 627-6465	kent@agriaffiliates.com
Bryan Danburg, Salesperson	(308) 380-3488	bryan@agriaffiliates.com
John Keeney, Salesperson	(308) 293-1713	jkeeney@agriaffiliates.com
David Frost, Assoc. Broker	(308) 380-8321	davef@agriaffiliates.com



All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.