

LAND FOR SALE

DAWSON COUNTY PASTURE

SOLD

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- Location:** The pasture is located 1 mile north and 1/2 mile west of Eddyville, Nebraska, or 16 miles north and 6 miles east of Lexington, Nebraska.
- Legal Description:** All of Section 5-T12N-R20W of the 6th P.M., Dawson County, Nebraska.
- Acres:** Dawson County Assessor indicates a total of 645.8 tax assessed acres.
- Taxes:** 2013 taxes payable in 2014 - \$6,345.48.
- Land Use:** All hardland pasture.
- Price:** **\$995,000 Cash**
- Comments:** Livestock water is provided by a well equipped with an electric submersible pump servicing four (4) water sites. Seasonal water is also provided by one larger livestock dam, as well as one smaller dam. There is a modest catch pen, corral and loading area near the SW entrance to the property. Owner rates the carrying capacity at 100 cow/calf pairs for the grazing season. Sale is subject to an oral lease for the 2014 grazing season.
- Contact:** **Bryan Danburg, Listing Agent 308-380-3488** bryan@agriaffiliates.com
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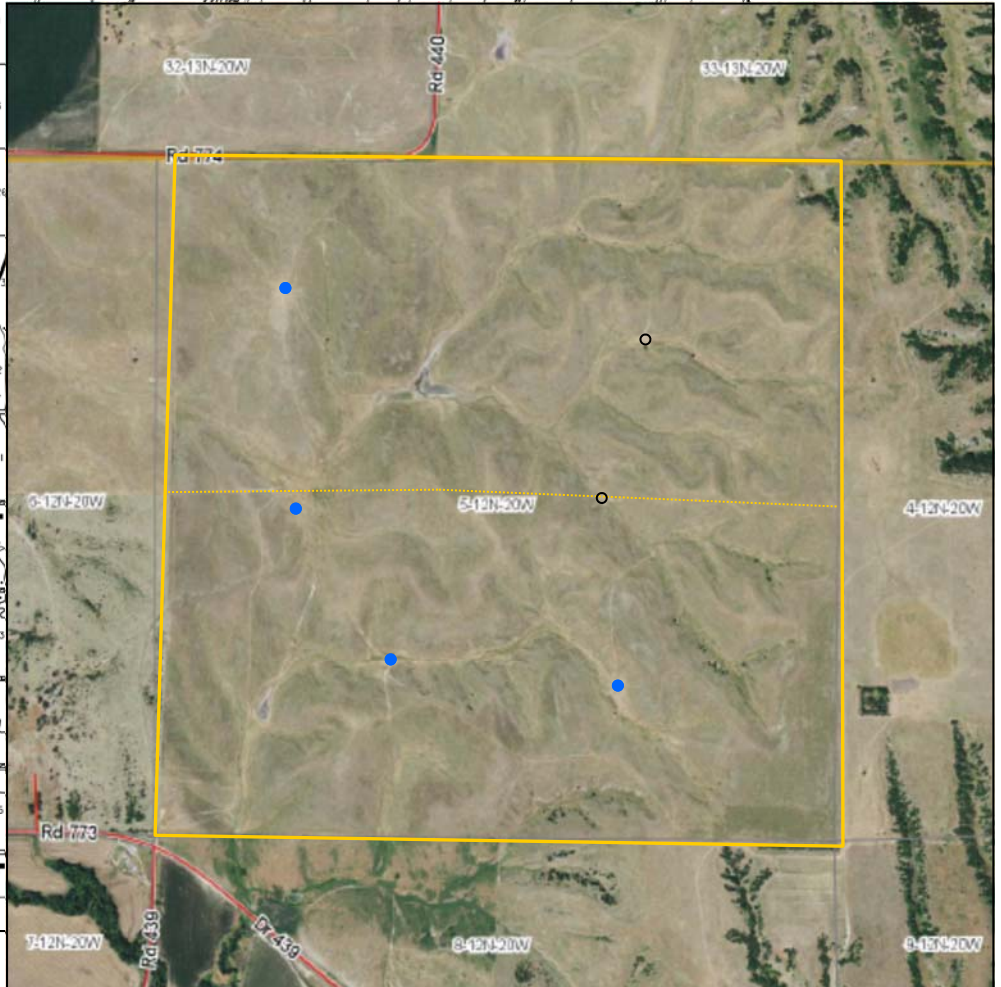
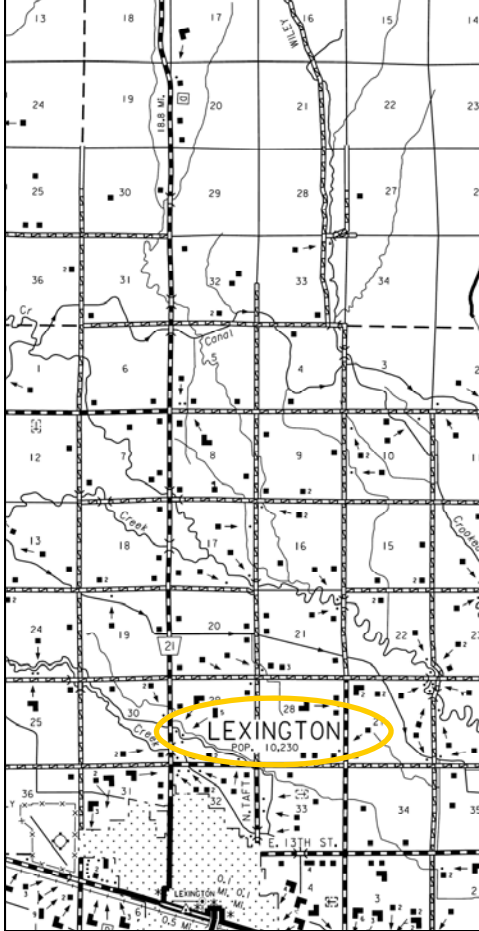
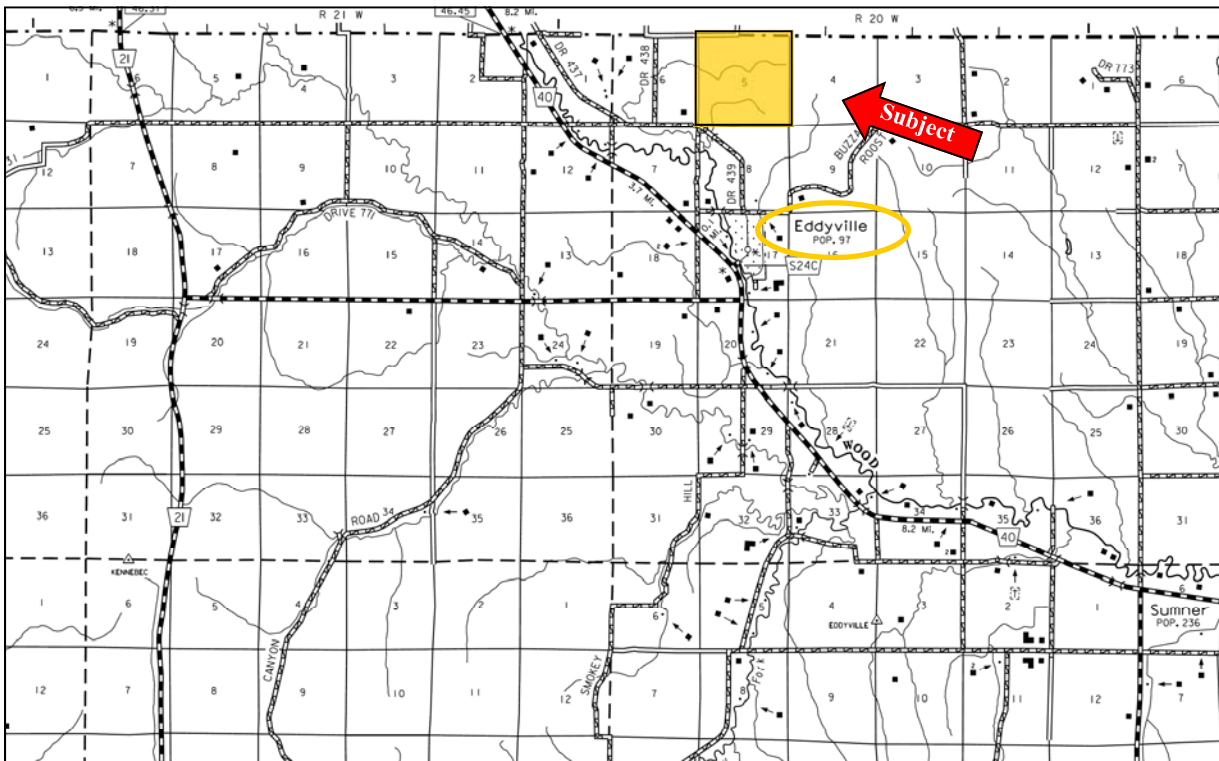
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