

# LAND FOR SALE



**LOCATION:** 3 miles north and 1 1/2 miles west of Cozad on gravel road. (Farm located on the corner of Road 765 and Road 418)

**LEGAL DESCRIPTION:** S1/2 SW1/4 Section 14-T11N-R24W of the 6th P.M., Dawson County, Nebraska.

**PROPERTY DESCRIPTION:** Dawson County Assessor indicates a total of 80.07 acres. Farm consists of level cropland, which is irrigated by gravity and a tenant owned pivot irrigation system.

**FARM SERVICE AGENCY INFORMATION:** Farm is currently in combination with the N1/2 SW1/4 of Section 14; and this combination contains a total of 152.4 acres of cropland, with a corn base of 143.4 acres at 125 bu/acre. (all cropland is considered non-highly erodible by the NRCS)

**IRRIGATION INFORMATION:**

Well Registration	G122680
Completion Date	May 29, 2003 at 1,000 gpm
Well Depth	360'
Static Water Level	10'
Pumping Level	90'
Column	8"
Pump - Western Land Roller	
Power Unit - U S Electric	50 hp

Well provides water to a tenant owned pivot irrigation system, which also distributes water to a north adjoining property. (this pivot irrigation system does not sell with property)  
Property sells subject to an irrigation well agreement, that is of public record, which stipulates that the owner of the north adjoining property has equal access to water from this well, and shares in its maintenance. (Please contact Broker for a copy of this agreement)

The property also contains 78.2 State of Nebraska appropriated irrigated acres, and currently has 65 surface water rights from the Cozad Ditch Company.

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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.



**NATURAL RESOURCE DISTRICT**

**INFORMATION:** The farm is located in the Central Platte Natural Resource District, and contains 74.06 certified irrigated acres.

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

**STOCK WELL:** A stock well equipped with an electric submersible is located along the south border.

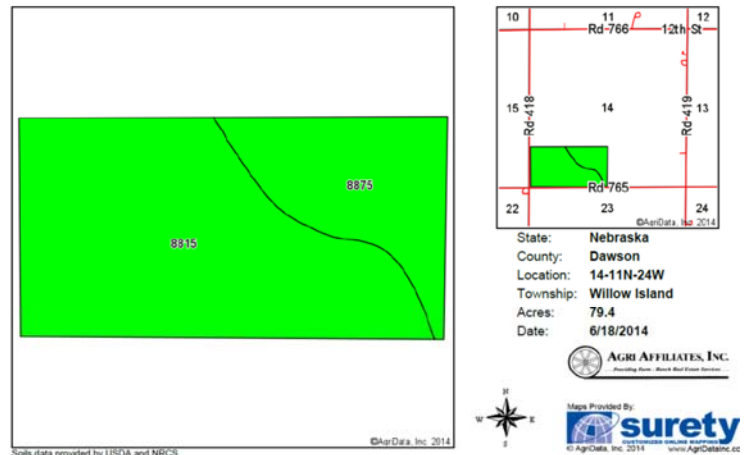
**REAL ESTATE TAXES:** 2014 Real Estate Tax - \$4,675.22

**LEASE:** Farm sells subject to a 2014 cash farm lease, which terminates February 28, 2015.

**LIST PRICE:** **\$540,000 Cash**

**COMMENTS:** This is a very productive, well maintained farm located in a strong farming community.

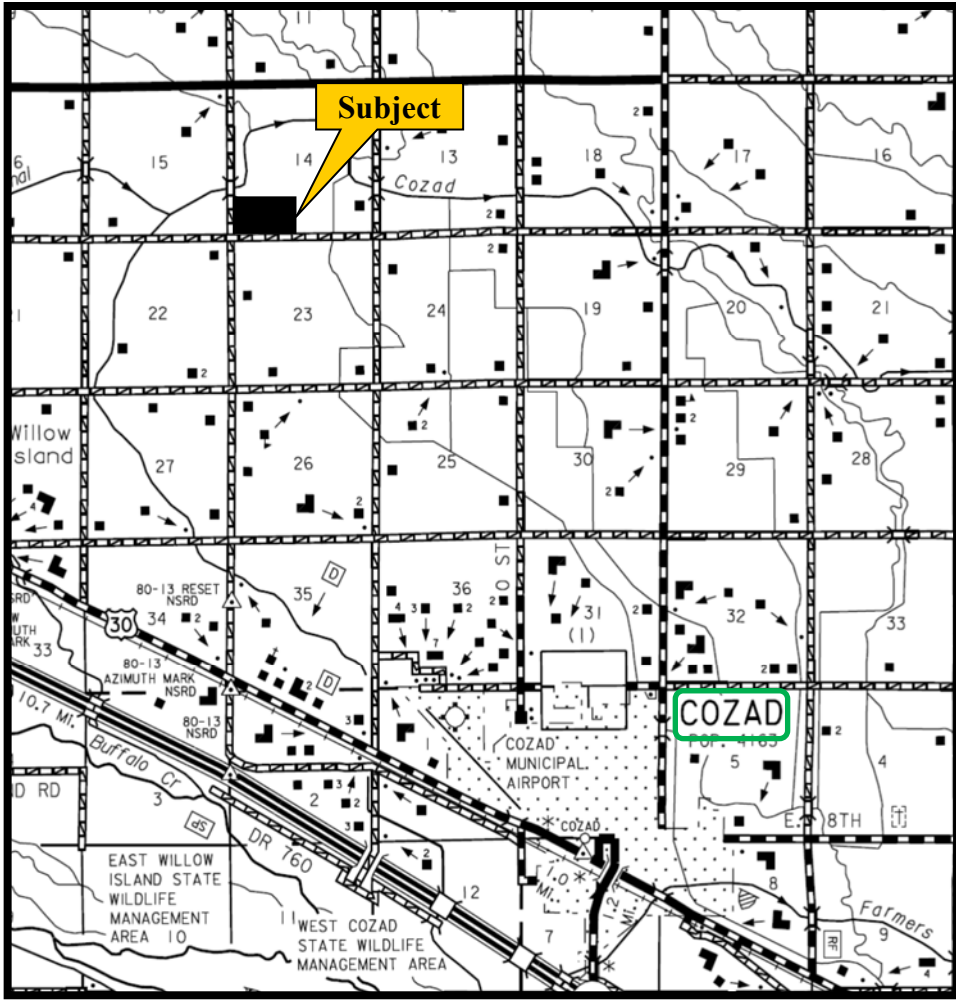
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Area Symbol: NE047, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class	ir Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Cor n	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
8815	Cozad silt loam, 0 to 1 percent slopes	57.17	72.0%		IIc	I	67	3	6	62	160	57	120	40
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	22.23	28.0%		IIw	IIw	63	5.5	6.2	78	160	72	115	40
<b>Weighted Average</b>							<b>65.9</b>	<b>3.7</b>	<b>6.1</b>	<b>66.5</b>	<b>160</b>	<b>61.2</b>	<b>118.6</b>	<b>40</b>





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