

LAND FOR SALE

HAGAN FARM DAWSON & CUSTER COUNTY



Location: 5 miles west and 1 mile north of Eddyville, NE or 16 miles north and 2 miles east of Lexington, NE.
Address - 43453 Road 773, Oconto, NE

Legal Description: E1/2 Section 33; and W1/2 NE1/4, NW1/4 SE1/4, and W1/2 Section 34; all in T13N-R21W of the 6th P.M., Custer County, Nebraska AND the S1/2 S1/2; N1/2 NW1/4 and East 30 acres of SE1/4 NW1/4 and the East 30 acres of NE1/4 SW1/4; and the NW1/4 SE1/4 and W1/2 NE1/4 all in Section 4-T12N-R21W of the 6th P.M., Dawson County, Nebraska.

Acres & Taxes: 1,192.82 tax assessed deeded acres with 2012 real estate taxes payable in 2013 of \$12,714.66.

FSA Data: Dawson County Farm #966 Total Cropland - 309.28 acres
Government Base Acres: Corn 72.6 acres with direct and counter cyclical yield of 120 bu/acre.

Irrigation: South Well - registration #G-035102, completed 7/23/1971 @ 700 GPM, depth 252', static level 90', 180' pump depth, 6" column, Western Land Roller pump, 60 HP Amarillo gearhead, Case IH 4391 diesel power unit, 1,000 gallon fuel tank and a full line of gated aluminum irrigation pipe.
North Well - registration #G-022340, completed 7/8/1963 @ 1,000 GPM, depth 232', static level 73', 130' pump depth, 8" column, Western Land Roller pump, 70 HP US Motors Holloshaft gearhead, Case IH P85 diesel power unit, 1,000 gallon fuel tank and a full line of gated aluminum irrigation pipe.

NRD Information: The farm is located in the Central Platte NRD and has a total of 79.82 certified irrigated acres.

Stock Water: Livestock water is provided by 2 electric submersible pumps servicing 11 water sites and the house.

Land Use: The farm consists of approximately 900 acres of rangeland cross-fenced into 7 pastures with very good fences and excellent water, gravity irrigated cropland, dry cropland, hayland and an improvement site with a 1,680 sq ft house, a 40' x 60' slant-wall machine shed with concrete floor and two 6,000 bushel grain bins.

Soils: Irrigated cropland soils consist primarily of Class I & II Hord silt loam. Dry cropland soils consist of a combination of Hobbs, Hord, Coly and Coly-Hobbs silt loam. Rangeland soils consist primarily of Uly, Uly-Coly. Coly, Hobbs and Hord silt loam.

List Price: \$2,420,000 Cash

Comments: Excellent quality combination farm with summer grazing and cropland for winter feed needs. Property sells subject to the remainder of a cash farm lease that terminates February 28, 2014.

Offered Exclusively By:



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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.



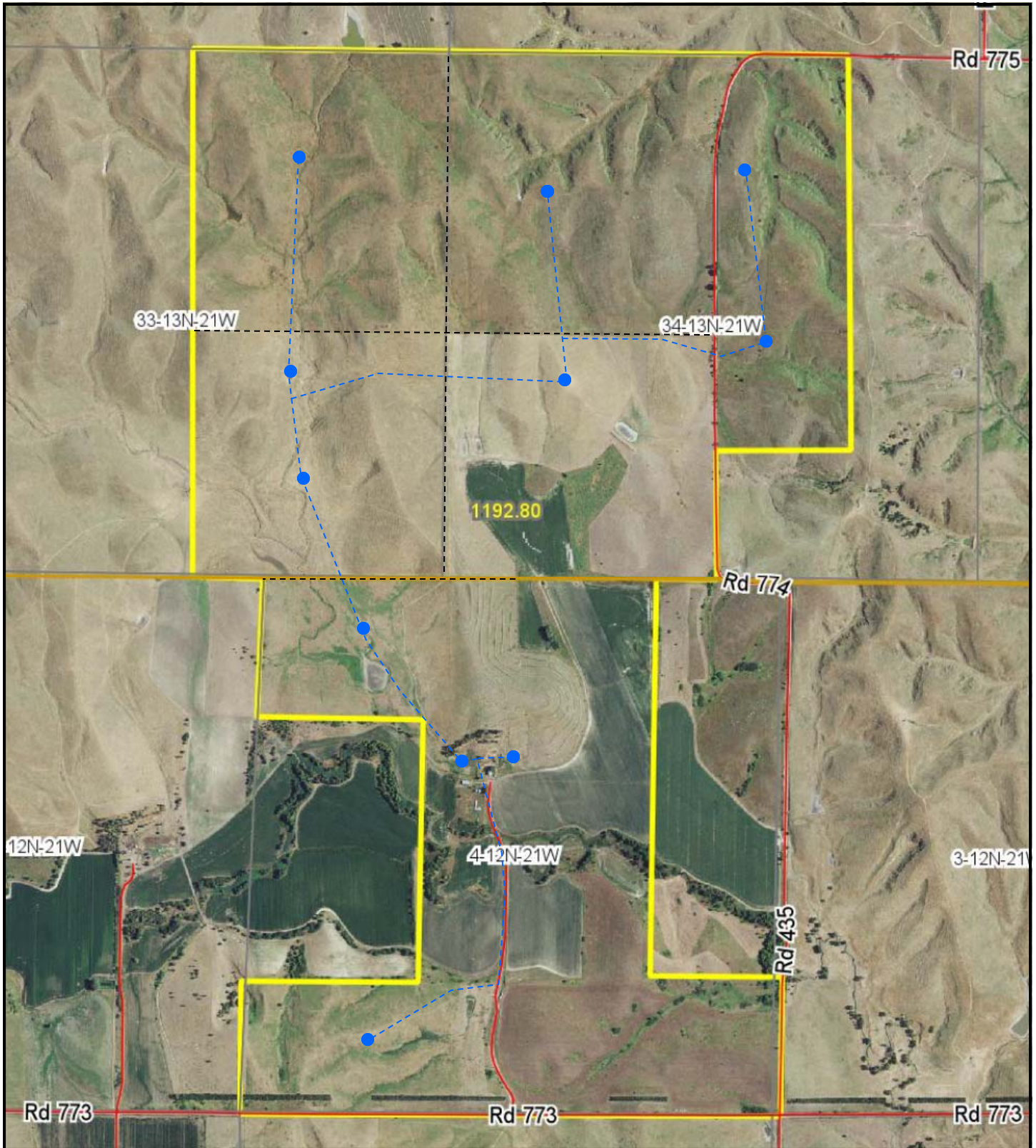
Contact: Bryan Danburg, Listing Agent
Bart Woodward, Broker
Kent Richter, Sales Person
David J. Frost, Assoc. Broker
John Keeney, Sales Person




(308) 380-3488
(308) 233-4605
(308) 627-6465
(308) 380-8321
(308) 293-1713

bryan@agriaffiliates.com
bart@agriaffiliates.com
kent@agriaffiliates.com
davef@agriaffiliates.com
jkeeney@agriaffiliates.com

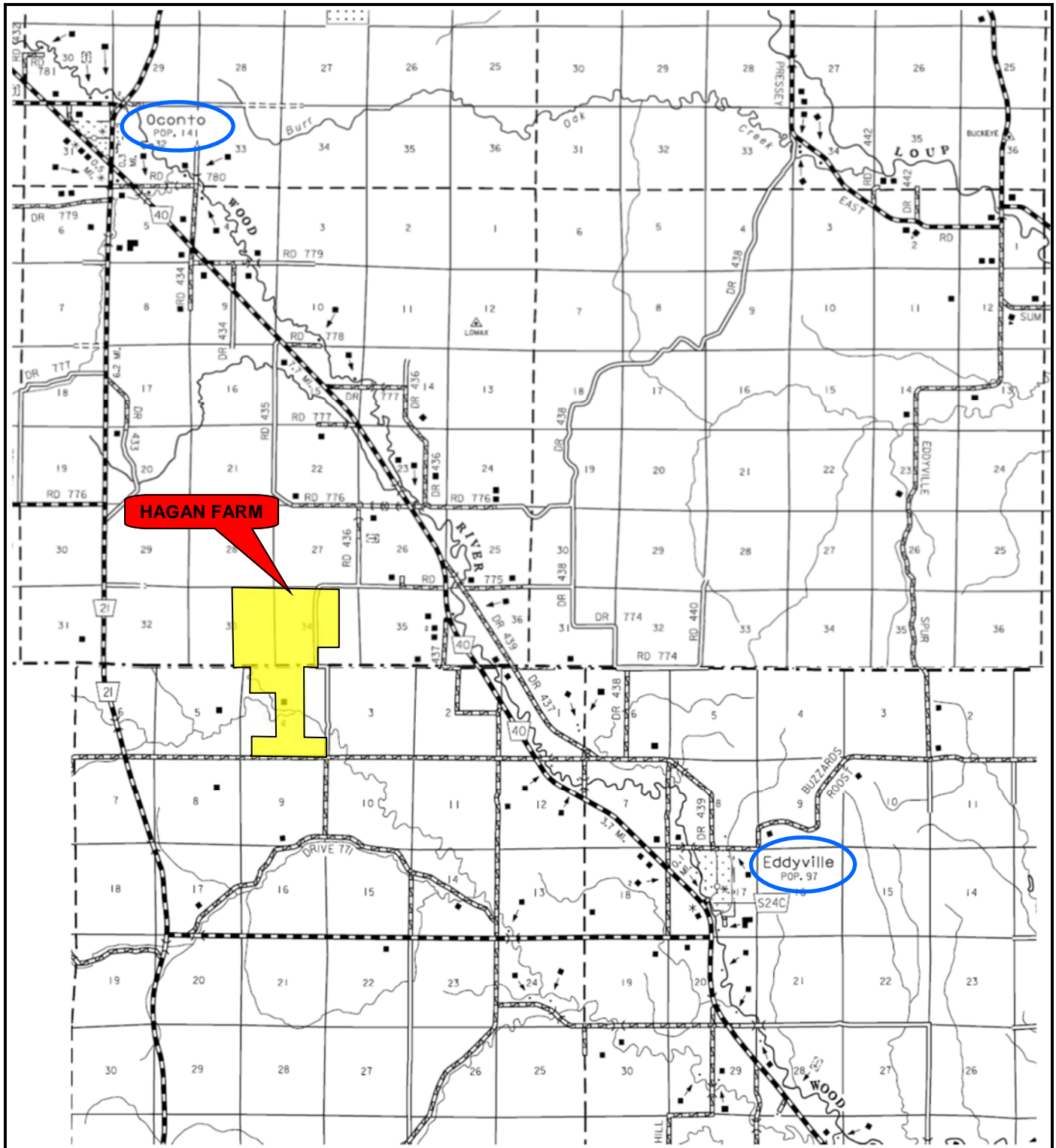


HAGAN FARM AERIAL PHOTO



	Water Tank
	Water Line
	Cross Fence

HAGAN FARM LOCATION MAP



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