

# LAND FOR SALE

## ESTERAICH FARMS DAWSON COUNTY, NEBRASKA PARCEL #2

**LOCATION:** Farm is located 1/2 mile south of Overton on a paved road.

**LEGAL DESCRIPTION:** NW1/4 Section 30-T9N-R19W of the 6th P.M., Dawson County, Nebraska.

**PROPERTY DESCRIPTION:** Dawson County Assessor indicates a total of 154.24 acres. Farm consists of pivot irrigated and dry cropland.



**FSA INFORMATION:** Total Cropland - 155.0 acres  
Government Base Acres - Wheat 6.2 acres @ 37 bu/acre  
Corn 128.2 acres @ 125 bu/acre  
Soybeans 20.6 acres @ 33 bu/acre  
All cropland is considered non-highly erodible by the NRCS

**IRRIGATION INFORMATION:** Well Registration G040015  
Completion Date 8/13/1973 @ 900 gpm  
Well Depth 266'  
Static Water Level 16'  
Pumping Level 100'  
Column 9"  
Pump - Western Land Roller  
\*Power Unit - (tenant owned U S Electric 60 hp)  
Pivot - Reinke Electrogator, with drop nozzles, Model 5E5  
(\*Power unit does not sell with property)

**NRD INFORMATION:** The subject property is located in the Central Platte Natural Resource District. The farm contains 155.0 certified irrigated acres.

**SOILS:** Soils consist of Gosper loam, Gosper loam, saline alkali, and Wood River - Gayville complex. Slopes range from 0-1%.



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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.

**RE TAXES:** 2007 Real Estate Tax - \$1,954.88

**LIST PRICE:** **\$410,000**      **Cash**

**COMMENTS:** This is a well maintained productive farm with excellent location.

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