

LAND FOR SALE

MESSENGER FARM DAWSON COUNTY, NEBRASKA

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Location: 1.5 miles south and 1.5 miles west of Cozad, Nebraska, on paved county Road 759.

Legal Description: All that part of the NE1/4 Section 23-T10N-R24W of the 6th P.M., Dawson County, Nebraska, lying situate and being west of the South Side irrigation ditch.

Soils: Cropland soils consist of 100% Class I, Hord silty clay loam, Hord silt loam, and Cozad silt loam. Slopes range from 0-1%.

Taxes: 2008 Real Estate Taxes - \$1,817.84 on 72.56 assessed acres.

FSA Info: FSA Farm #359 Tract #793 Total FSA cropland - 70.3 acres.

Base acres:

Corn 63.4 ac w/ a Direct and counter cyclical pmt yield of 140 bu/acre.

Irrigation

Information: Irrigation water is provided by one well located along the west. Well information is as follows:

Well Registration	G-006870
Completion Date	5/21/1952 @1,000 gpm
Well depth	80'
Static Water level	12'
Pumping level	26'
Column	8"
Pump	- Peerless

Farm is located in the Central Platte Natural Resource District and contains 69.6 certified irrigated acres.

Comments: Excellent gravity irrigated farm located in a strong farming community. Currently planted to alfalfa. Property sells subject to a cash lease with a lease termination date of February 28, 2010.

List Price: \$250,000.00

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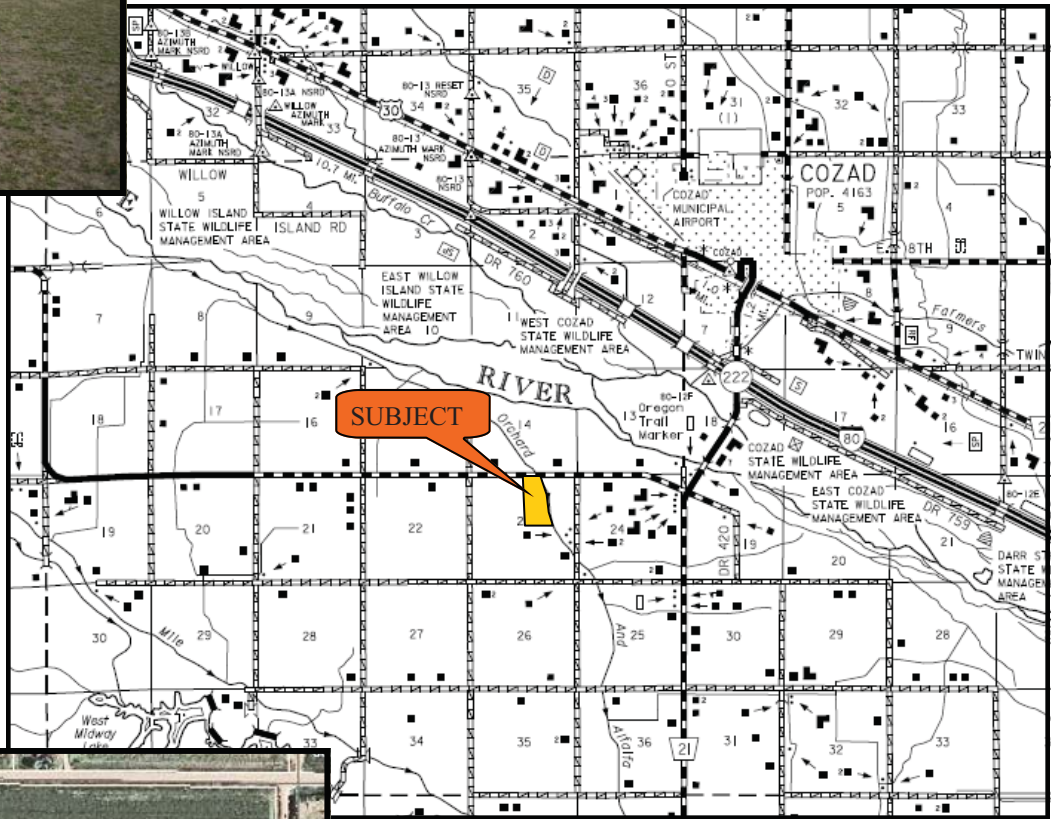
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