

LAND FOR SALE

DAWSON COUNTY FARM

Location: 1.5 miles south and 1.0 mile west of Cozad, Nebraska, on the corner of Road 759 and Road 419.

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 east of the South Side irrigation ditch.

Soils: Cropland soils consist of 100% Class I, Hord silty clay loam, Hord silty loam, and Cozad silt loam.

Taxes: 2008 Real Estate Taxes - \$2,263.18 on 87.02 assessed acres.



FSA Info: FSA Farm #3002 Tract #12392 Total FSA cropland - 83.6 acres.

Base acres:

Corn	61.2 ac w/ a Direct and counter cyclical pmt yield of 123 bu/acre.
Sorghum	2.5 ac w/ a Direct and counter cyclical pmt yield of 55 bu/acre.
Soybeans	0.9 ac w/ a Direct and counter cyclical pmt yield of 30 bu/acre.

Irrigation

Information: Irrigation water is provided by one well and 78 acres of water rights from the South Side Irrigation Company at a cost of \$32.85 per acre.

Well Registration G-124380

Drilled 7/2003 @1,200 gpm from 50 feet at drilling

Gearhead - 40 hp Amarillo

Power unit is tenant owned, and does not sell with property.

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

List Price: \$326,000.00

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Offered Exclusively By:

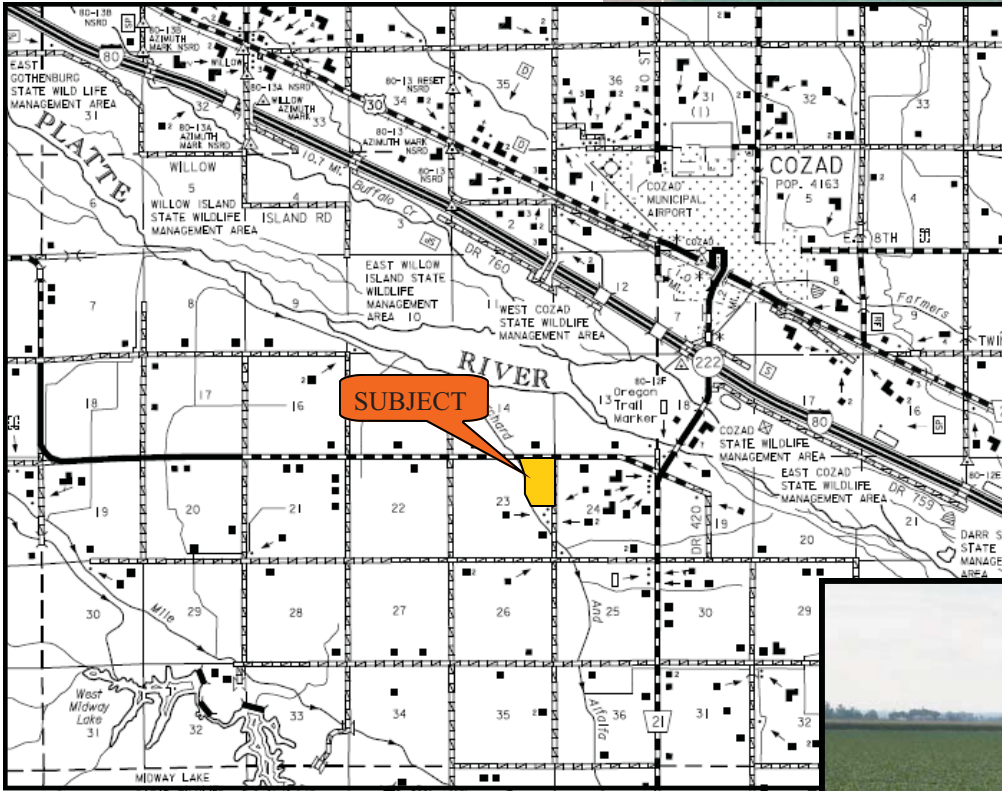
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