

LAND FOR SALE

Dawson County Gravity

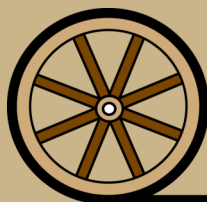


- Location:** 3 miles east and 1/2 mile south of Lexington on Road 437.
- Legal Description:** N1/2 SW1/4 except a 6.33-acre tract Section 13-T9N-R21W of the 6th P.M., Dawson County, Nebraska.
- Taxes:** 2019 - \$4,731.32
- Land Use:** Dawson County Assessor indicates a total of 72.69 acres. Farm consists of good quality irrigated cropland.
- Irrigation:** Well Registration: G-007538 Completion Date: 07/10/1989 @800gpm
Well Depth: 220' Static Water: 8' Pumping Level: 26' Column: 8"
Pump—Western Land Roller Motor—20hp US Electric
- NRD Info:** Property is located in the Central Platte Natural Resource and has 65.23 certified irrigated acres.
- Soils:** Cropland soils consist primarily of Class I and lesser amounts of Class III Gosper loam.
- Price:** \$350,000.00
- Comments:** A nice laying gravity irrigated farm which has good water and excellent access to local markets.
- Contact:** Kent Richter; Listing Agent 308-627-6465 or kent@agriaffiliates.com
Bart Woodward, Broker 308-233-4605 or bart@agriaffiliates.com
Bryan Danburg, Sales Agent 308-830-3488 or bryan@agriaffiliates.com



Kent Richter
Listing Agent

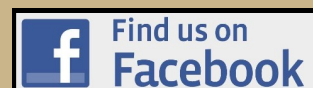
Offered Exclusively By:

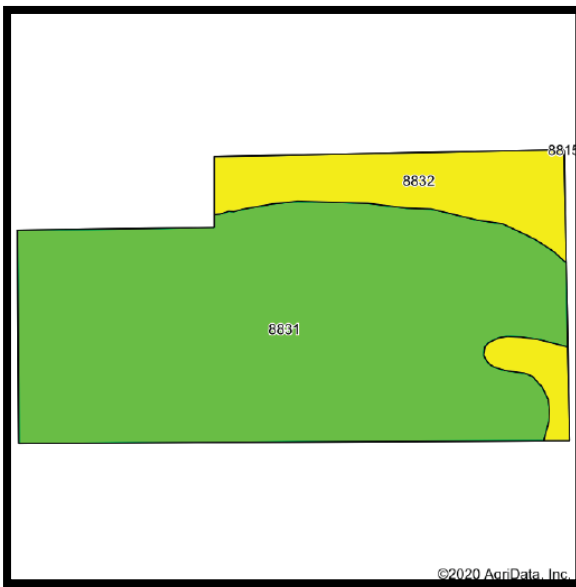
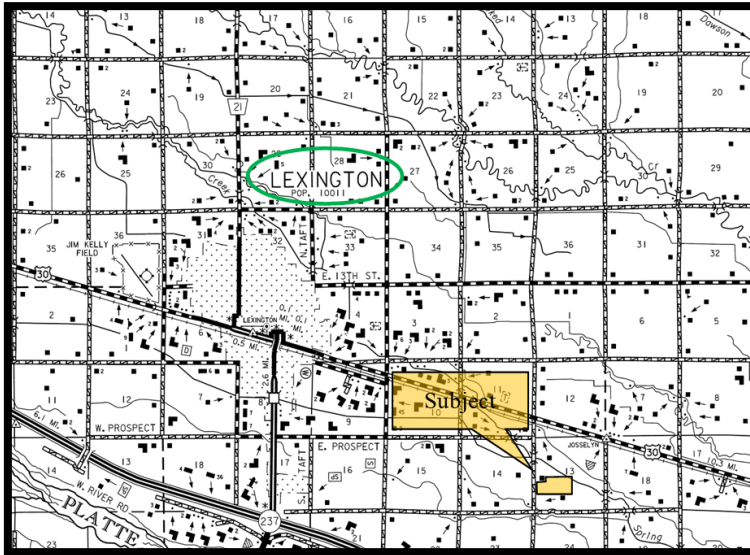


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

KEARNEY OFFICE
P O Box 1390
2418 Hwy 30 E
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 the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Area Symbol: NF047 Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	*n NCCPI Overall	*n NCCPI Soybeans
8831	Gosper loam, 0 to 1 percent slopes	59.74	82.2%		IIc	I	59	3	6	52	154	50	120	35	59	59
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	12.95	17.8%		IVs	IIIs	40	2	4	39	109	39	89	23	29	29
Weighted Average							55.6	2.8	5.6	49.7	146	48	114.5	32.9	*n 53.7	*n 53.7



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services