

LAND FOR SALE

Dawson County Irrigated Farm

Location: 2 miles east and 1/2 mile south of Cozad, NE. (Farm located on the corner of 423 Road and 760 Road.)

Legal Desc: Part of the SW1/4 Section 10-T10N-R23W of the 6th P.M., Dawson County, Nebraska.

Property

Description: Dawson County Assessor indicates a total of 152.60 acres. Farm consists of a very productive pivot irrigated cropland.

Farm Service

Agency Info.: Total Cropland - 147.30 acres;
Govt Base Acres: Corn 118.61 ac w/ PLC yield of 175 bu/acre
All cropland is considered non-highly erodible by the NRCS.

Soils: Consists primarily of Class I and II Hord, Hall, and Cozad silt loams, with slopes of 0-3%.

Taxes: 2021 Real Estate Taxes - \$9,239.94

Price: **\$1,525,000**

Comments: This is a highly productive farm located in a strong farming community. Property is bisected by an irrigation canal which is bridged to permit pivot pass over.

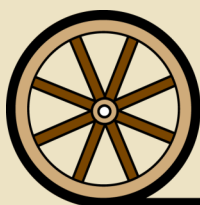
Contact: Bart Woodward, Listing Agent (308) 234-4969 bart@agriaffiliates.com
Bryan Danburg, Salesperson; Mike Wilken, Salesperson



Bart Woodward
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Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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.

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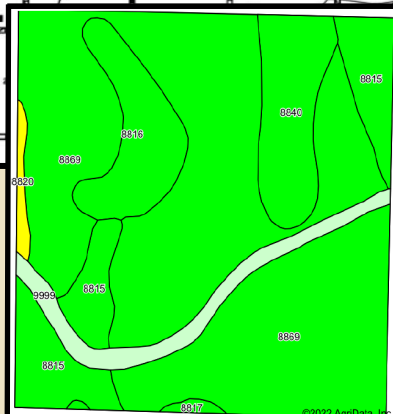
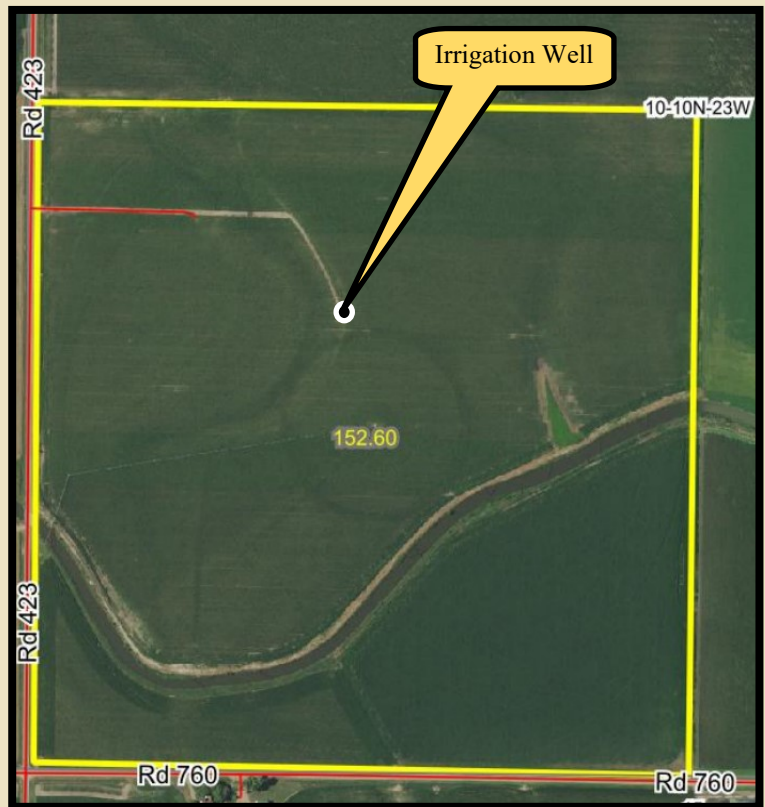
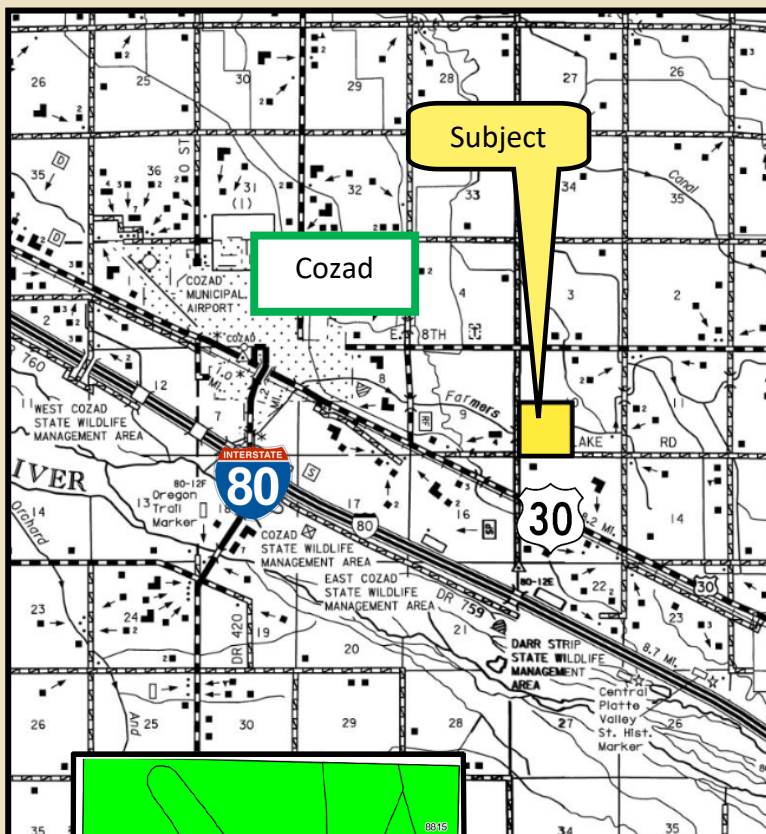
Agri Affiliates, Inc. 308-234-4969

Irrigation Information:

Well Registration G124147
 Completion 08/02/2003 at 1,000 gpm
 Well Depth 220'
 Static 12'
 Pumping 6'
 Column 8"
 Pump Western Land Roller
 Power Unit US Electric 60 hp
 Control Panels Allen Bradley & Yaskawa iQPump 1,000, intelligent
 Pivot Valley 7-tower pivot with cornering system
 (Corner system is currently in the process of being replaced.)



Three other wells are registered with the Nebraska Department of Natural Resources; however, they are not in use. Farm also contains 36.70 acres of surface water rights from the Cozad Ditch Company and has 68.00 acres of surface water rights from Nebraska Public Power and Irrigation District, both of which are not being utilized. Farm is located in the Central Platte Natural Resources district and includes a total of 144.10 Certified Irrigated Acres.



Area Symbol: NE047, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Non-irr Class Legend | Non-irr Class °C | Irr Class °C | SRPG | Alfalfa hay Tons | Alfalfa hay Irrigated Tons | Corn Bu | Corn Irrigated Bu | Grain sorghum Bu | Grain sorghum Irrigated Bu | Soybeans Irrigated Bu | Winter wheat Bu |
|------------------|---|-------|------------------|----------------------|------------------|--------------|------|------------------|----------------------------|---------|-------------------|------------------|----------------------------|-----------------------|-----------------|
| 8869 | Hard silt loam, 0 to 1 percent slopes | 99.83 | 65.4% | | ilc | lw | 73 | | | | | | | | |
| 8815 | Cozad silt loam, 0 to 1 percent slopes | 18.04 | 11.8% | | ilc | l | 67 | | | | | | | | |
| 8840 | Hard silt loam, 0 to 1 percent slopes | 12.89 | 8.4% | | ilc | lw | 70 | 4 | 6 | 68 | 158 | 65 | 118 | 1 | 42 |
| 8816 | Cozad silt loam, 1 to 3 percent slopes | 11.87 | 7.6% | | ile | ile | 66 | 3 | 6 | 51 | 152 | 51 | 109 | | 38 |
| 9999 | Water | 7.68 | 5.0% | | | | 0 | | | | | | | | |
| 8820 | Cozad silt loam, saline-alkali, 0 to 1 percent slopes | 1.48 | 1.0% | | ivs | ills | 46 | 3 | 5 | 46 | 109 | 50 | 84 | | 25 |
| 8817 | Cozad silt loam, 3 to 5 percent slopes | 0.81 | 0.5% | | ilc | l | 64 | | | | | | | | |
| Weighted Average | | | | | | | | 67.5 | 0.8 | 1 | 10.2 | 28.2 | 9.9 | 19.3 | 6.7 |



High quality, productive farm