

MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE



Location: From the west edge of Sumner, 2.75 miles northwest on Highway 40

Legal Description: West Half of the East Half of Section 35, Township 12 North, Range 20 West of the 6th P.M., Dawson County, Nebraska, excepting tracts consisting of 3.2 acres and the NE Hwy.

About the Land: 156.96 acres, more or less, according to Dawson County Assessor's records. Consisting of 53.6 acres of certified irrigated cropland, approx. 23 acres of treed/wooded creek bottom area, the remainder non-irrigated cropland and grassland. Includes an 8" well with 40HP motor. The (2) 4 tower pivot systems are owned by the tenant and not included.

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 53.6 acres.

Well Data: (per registration) G-097345, August 2003, 360ft. deep, 60ft. static water level, 168ft. pumping level, 900 GPM

Farm Service Agency: Corn base - 62.1 acres with 144 bu. PLC yield, Soybean base - 1.2 acres with 50 bu. PLC yield, Wheat base - .7 acres with 37 bu. PLC yield

Soil Types: 45.6% Hord silt loam rated as Class 1, 37.1% Coly-Hobbs silt loams, 10.5% Uly silt loam and the remainder mostly Uly-Coly, Cozad and Hord silt loams.

2019 Taxes: \$ 5,448.30

Price and Terms: \$ 586,000 10% earnest money payment upon signing purchase agreement.

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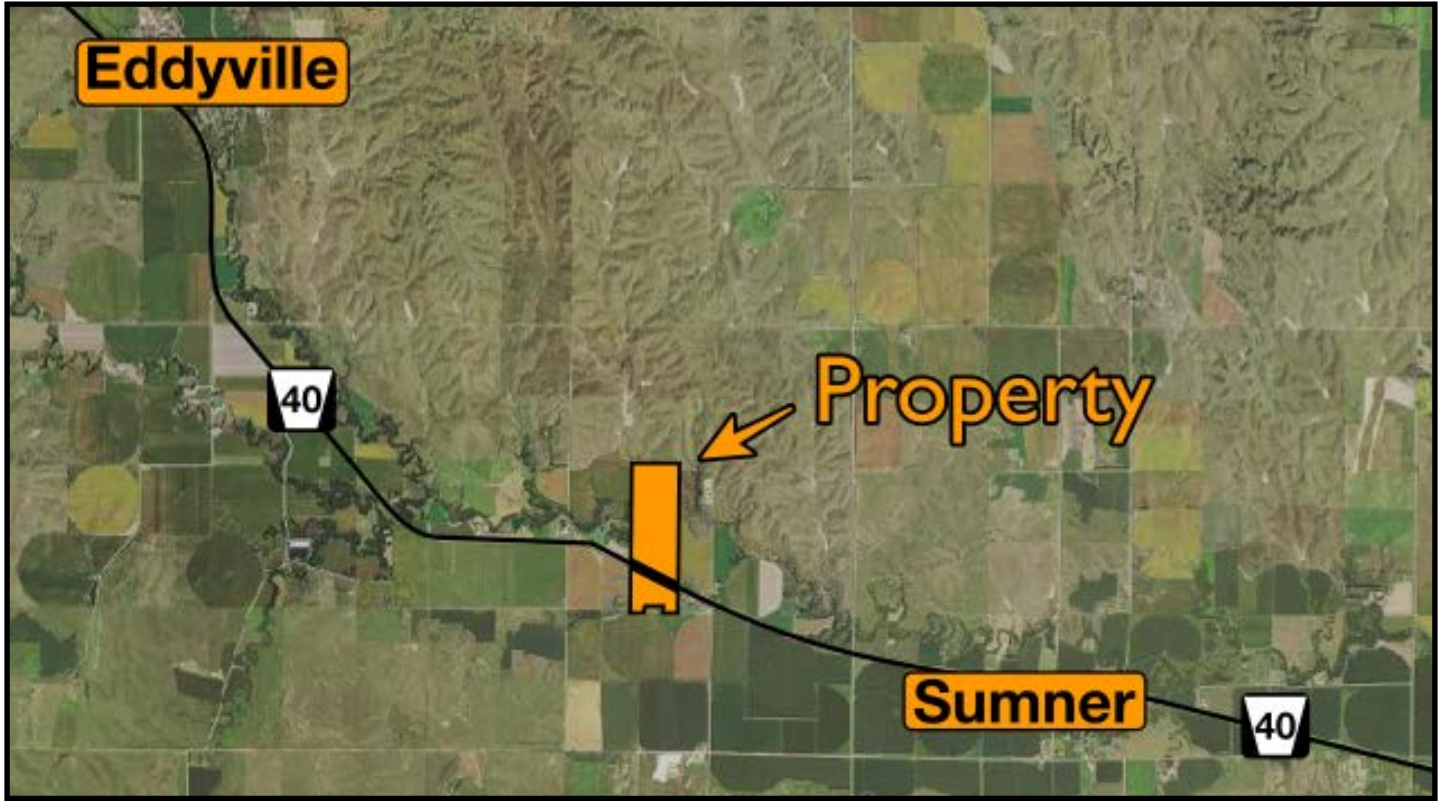
Miles Marshall | Broker

Cell 308-233-4384

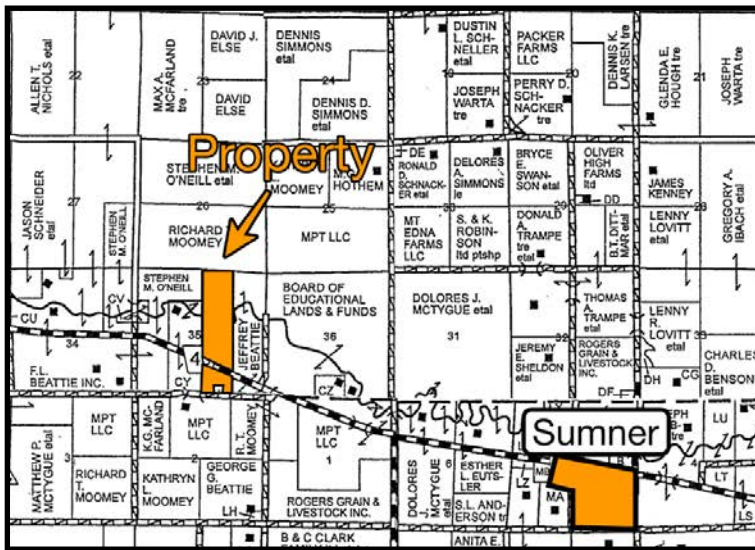
Luke Huddleston | Associate

Cell 308-293-7258

Your Farm and Ranch Specialists



Maps are for illustrative purposes only — not intended to represent actual property lines.



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