

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

DAWSON COUNTY, NE

LAND FOR SALE

160.6 Acres ±



Location: From Sumner, 1.5 miles north on Rd. 446 and 1 mile west on Rd. 769

Legal Description: Southeast Quarter of Section 30, Township 12 North, Range 19 West of the 6th P.M., Dawson County, Nebraska.

About the Land: 160.6 acres, more or less, according to Dawson County Assessor's records. Pivot irrigated cropland with Reinke 10 tower pivot system with updates. Includes an 8" well, Isuzu diesel power unit and 2,000 gallon fuel tank.

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 135.6 acres.

Well Data: (per registration) **Center Well** - G-097344, January 1979 **West Well** - G-012934, September 1955, 193ft. deep, 65ft. static water level, 90ft. pumping level, 700 GPM.

Farm Service Agency: Corn base - 138.6 acres with 144 bu. PLC yield, Wheat base - .7 acres with 37 bu. PLC yield

Soil Types: Consisting of 76.2% Class 2 and 3 soils (Hobbs silt loam, Hord silt loam and Uly-Holdrege silt loams). The rest Coly and Uly silt loams.

2019 Taxes: \$ 7,764.86

Price and Terms: \$ 1,000,000 10% earnest money payment upon signing purchase agreement.

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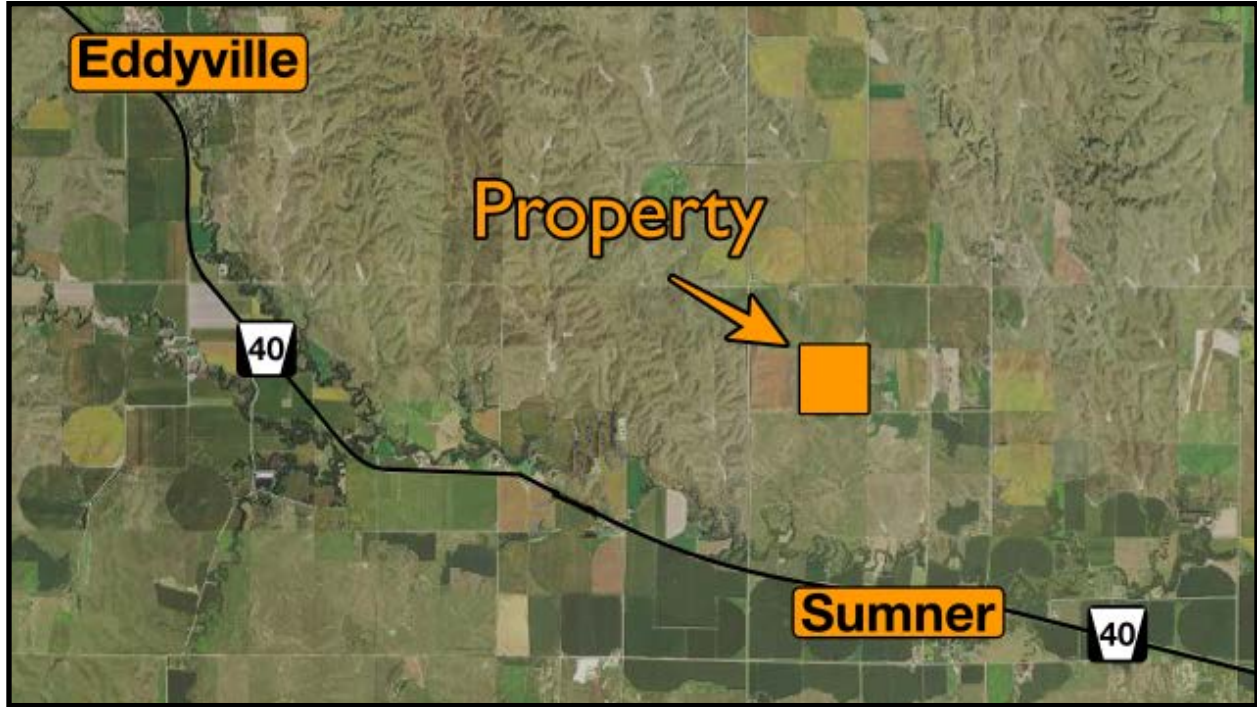
Miles Marshall | Broker

Cell 308-233-4384

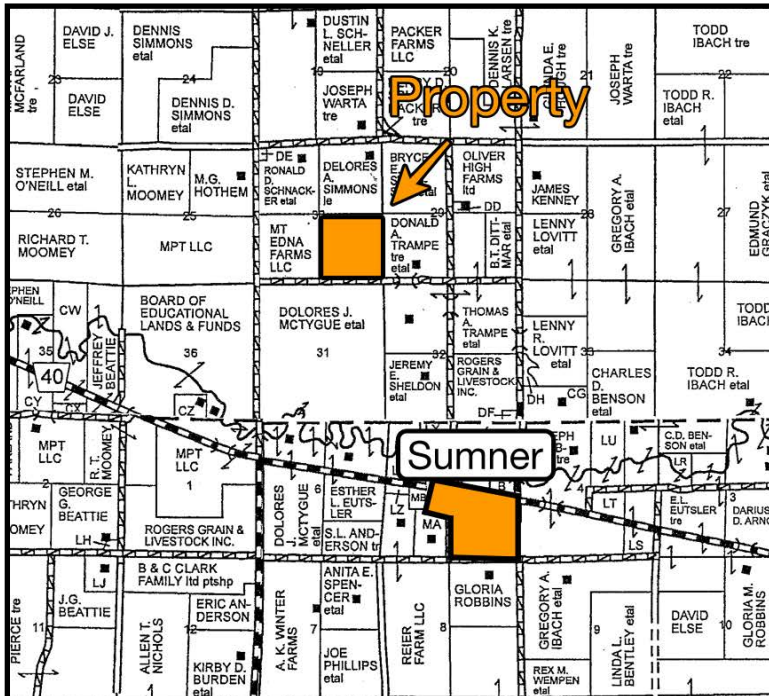
Luke Huddleston | Associate

Cell 308-293-7258

Your Farm and Ranch Specialists



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



See all photos and maps at marshallauction.com

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