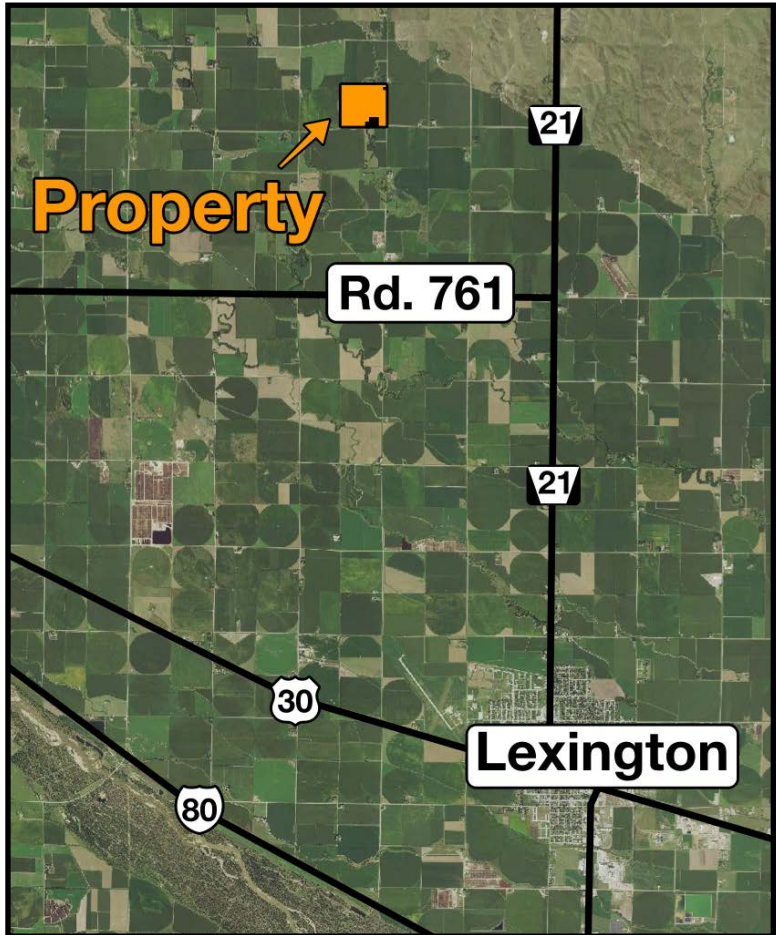


MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

142.83 Acres ±



Location: From Lexington, 6.5 miles north on Highway 21 and 2 miles west on Rd. 763.

Legal Description: Part of the Southeast Quarter of Section 26, Township 11 North, Range 22 West of the 6th P.M., Dawson County, Nebraska, excluding the building site area of 15.78 acres, more or less, and excluding the cemetery site near the northeast corner.

About the Land: 142.83 Acres, more or less, according to County Assessor's records. Highly productive land with good soils including 130.9 acres of certified irrigation rights. Presently 109.1 acres are being gravity irrigated, 22.2 acres non-irrigated cropland, the remainder mostly pastureland and creek bottom. Includes an 8" irrigation well with 25HP electric motor and an electric submersible well.

Farm Service Agency: Corn base - 96.9 acres with 174 bu. PLC yield, Soybeans base - 9.2 acres with 60 bu. PLC yield.

Well Data: (per registration) A-006351, Oct. 1953, 100 ft. deep, 8" pump column, 1,000 GPM

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 130.9 acres.

Soil Types: 75.6% Hord silt loam and Cozad silt loam rated as Class 1 and 2, the remainder is Coly-Hobbs silt loams

Taxes: (estimate) \$ 7,733.42

Price and Terms: Reduced to: \$ 625,000. 10% earnest money payment upon signing purchase agreement.

Your Farm & Ranch Specialists

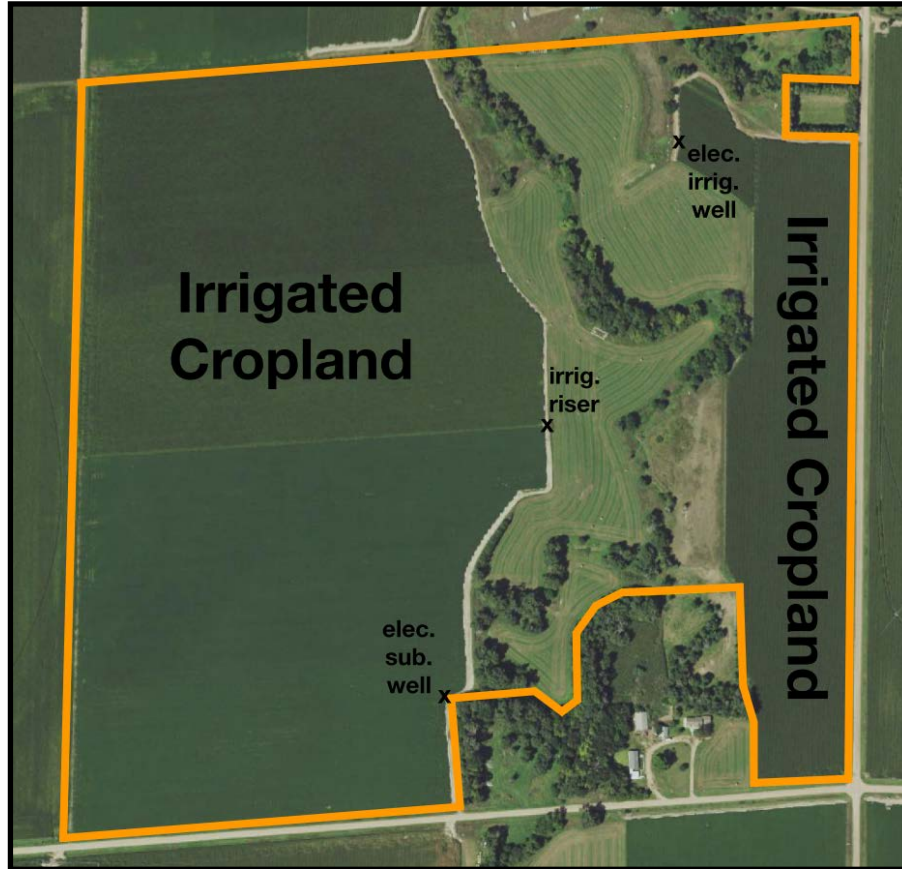
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Miles Marshall | Broker

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Luke Huddleston | Associate

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