

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

DAWSON COUNTY, NE

LAND FOR SALE

79.33 Acres ±



Location: From Overton, 4 miles west on Highway 30 and 3 miles south on Rd. 440. From the east edge of Lexington, 5 miles east on Highway 30 and 3 miles south on Rd. 440

Legal Description: West Half of the Southwest Quarter of Section 33, Township 9 North, Range 20 West of the 6th P.M., Dawson County, Nebraska.

About the Land: 79.33 Acres, more or less, according to Dawson County Assessor's records. Consisting of a Platte Valley pivot irrigated farm including a Valley 8000 7 tower pivot sprinkler and two irrigation wells with a Chevrolet 454 power unit and a Ford 6 cyl. power unit - both on propane.

Well Data: (per registration) **South Well** - G-072976, May 1990, 265ft. deep, 8ft. static water level, 50ft. pumping level, 1,000 GPM.

North Well - G-048884, Feb. 1976, 190ft. deep, 5ft. static water level, 22ft. pumping level, 1,100 GPM.

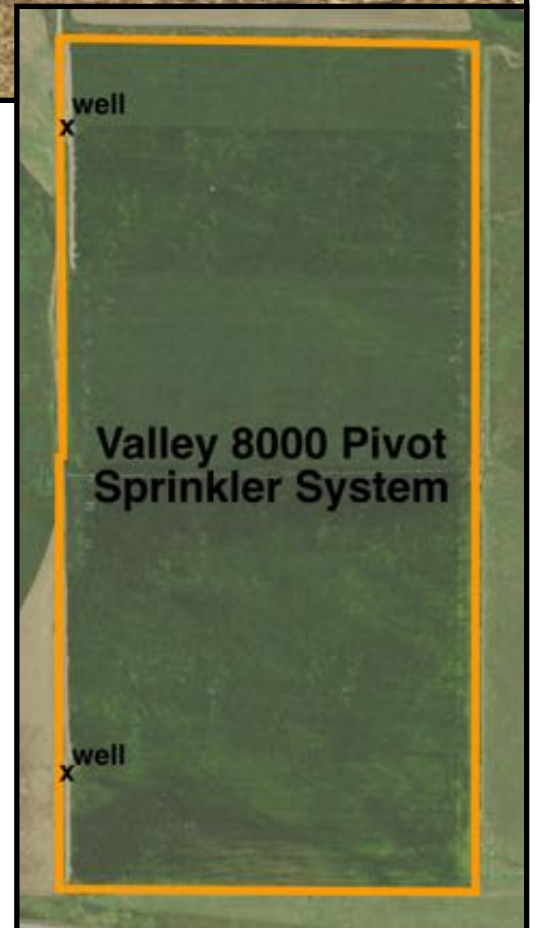
Farm Service Agency: 70.87 Acre corn base with 153 bu. PLC yield.

Natural Resources District: This land is located in the Central Platte NRD and has certified irrigation rights for 78.3 acres with an 83% depletion rate.

Soil Types: 93.3% Lex loam, 6.1% Wann loam, remainder Seilia and Platte loam

2019 Taxes: \$ 3,886.78

Price and Terms: \$420,000. 10% earnest money payment upon signing purchase agreement. Full possession for the 2020 crop season.



Office 308-234-6266

Miles Marshall | Broker

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Luke Huddleston | Associate

Cell 308-293-7258

Your Farm & Ranch Specialists



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



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