

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

DAWSON COUNTY, NE

# LAND FOR SALE

## 85.98 Acres ±



**Location:** From the east edge of Lexington, 4.5 miles east on Highway 30 and 2.25 miles south on Rd. 439. From Overton, 5 miles west on Highway 30 and 2.25 miles south on Rd. 439

**Legal Description:** Part of the Southwest Quarter of Section 29, Township 9 North, Range 20 West of the 6th P.M., Dawson County, Nebraska.

**About the Land:** 85.98 Acres, more or less, according to Dawson County Assessor's records. Platte Valley farmland with 78 acres of certified irrigation rights and an electric 8" well, (note: well & motor needs repaired). Excellent potential for pivot irrigation. Previously in the CREP program.

**Well Data:** (per registration) G-019673, Nov. 1974, 240ft. deep, 12ft. static water, 36ft. pumping level

**Natural Resources District:** This land is located in the Central Platte NRD and has certified irrigation rights for 78 acres with an 76% depletion rate.

**2019 Taxes:** \$ 4,362.26

**Price and Terms:** \$315,000. 10% earnest money deposit upon signing purchase agreement. The remainder due at closing. Full possession available.

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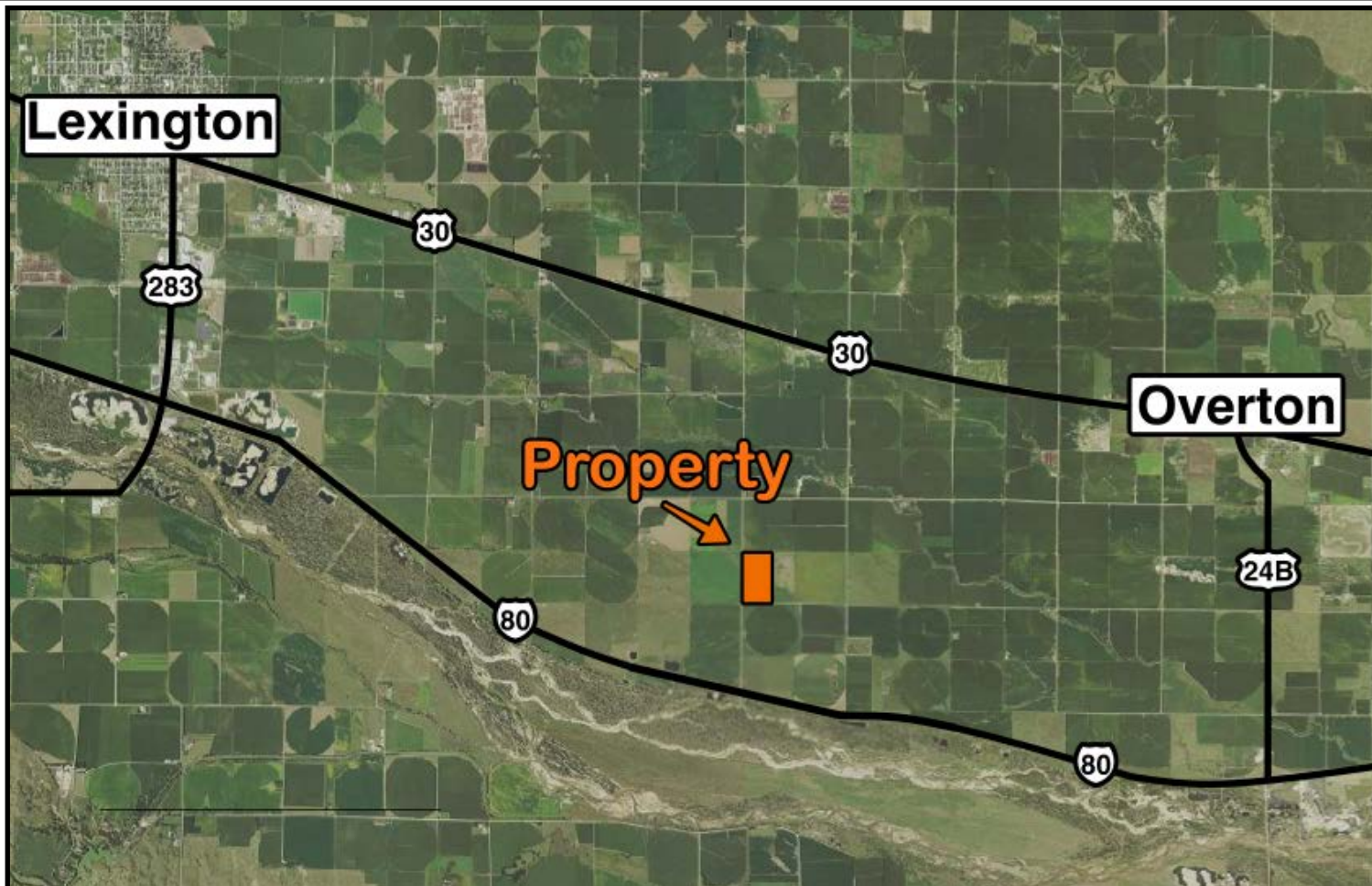
**Miles Marshall | Broker**

Cell 308-233-4384

**Luke Huddleston | Associate**

Cell 308-293-7258

Your Farm & Ranch Specialists



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

**Great potential  
for pivot  
irrigation!**



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