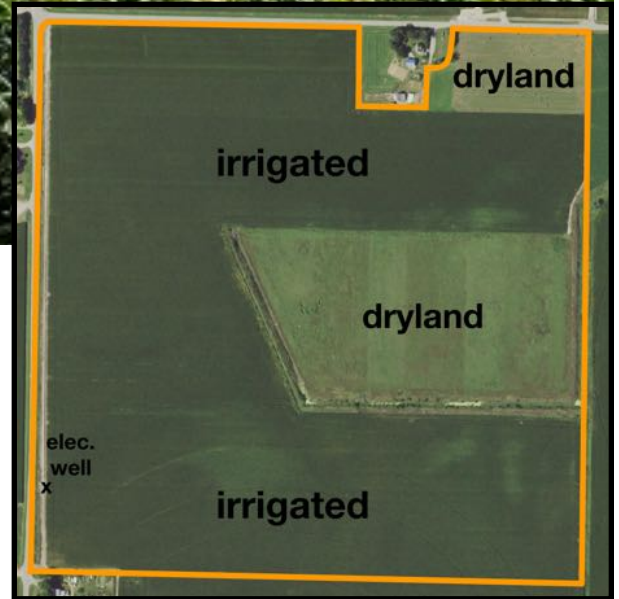


MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

154.23 Acres ±



Location: From the Lexington I-80 Interchange, 3 miles south and west on Hwy. 283, then 1.5 miles west on Rd. 752.

Legal Description: Northwest Quarter of Section 27, Township 9 North, Range 22 West of the 6th P.M., Dawson County, Nebraska, except 4.35 acre building site.

About the Land: 154.23 Acres, more or less, according to Dawson County Assessor's records. Property consists of approx. 118 acres of irrigated cropland, the remainder mostly non-irrigated cropland. Includes an 8" well with 20HP electric motor.

Farm Service Agency: Corn base - 70.67 acres with 172 bu. PLC yield, soybean base - 6.32 acres with 52 bu. PLC yield

Well Data: (per registration) G-010759, April 1945, 88ft. deep, 14ft. static water level, 65ft. pumping level, 8" pump column

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 117.9 acres with an 89% depletion rate.

Soil Types: 98.2% Class 1 and 2 rated soils, primarily Cozad silt loam, Hord silt loam, Cozad fine sandy loam.

2019 Taxes: \$ 9,112.28

Price and Terms: \$ 775,000 10% earnest money deposit upon signing purchase agreement. The remainder due at closing.

Your Farm & Ranch Specialists

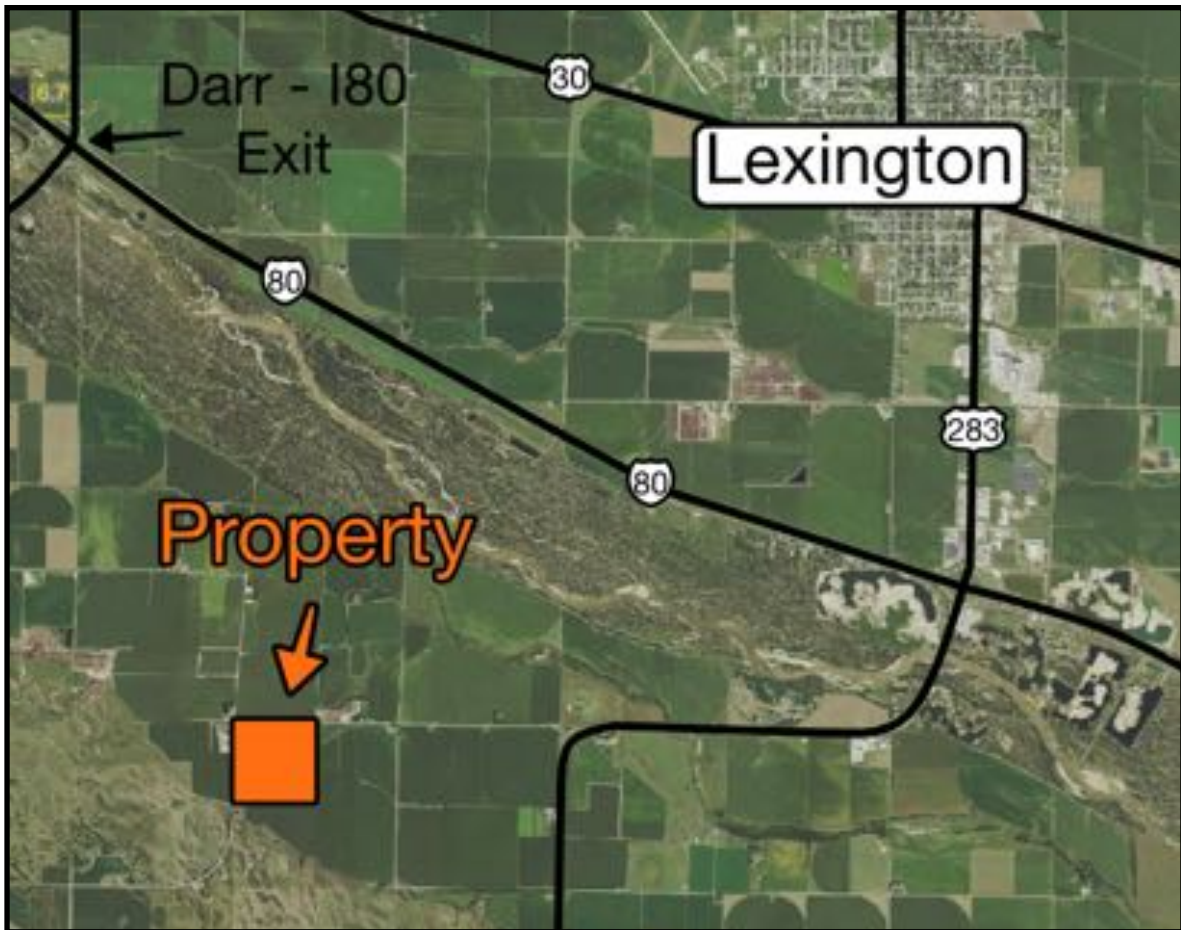
Office 308-234-6266

Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258



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



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