

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

DAWSON COUNTY, NE

# LAND FOR SALE

**60.09**  
**Acres ±**



**Property Adjoins 154 Acres**  
For Sale by Marshall Land Brokers

**Location:** From the Lexington I-80 Interchange, 3 miles south and west on Hwy 283, 2 miles west on Rd. 752, 1/2 mile south on Rd. 429

**Legal Description:** A tract being in the Southwest Quarter of Section 27, Township 9 North, Range 22 West of the 6th P.M., Dawson County, Nebraska.

**About the Land:** 60.09 Acres, more or less, according to Dawson County Assessor's records. Property consists of pivot irrigated farmland, including a Zimmatic 7 tower sprinkler system (new in 2000) and an irrigation well with electric motor.

**Farm Service Agency:** Total Cropland - 57.85 acres, Corn base - 51.71 with 158 bu. PLC Yield

**Well Data:** (per registration) G-106581, August 2000, 200ft. deep, 15ft. static water level, 70ft. pumping level, 8" pump column, 800 GPM

**Natural Resources District:** The land is located in the Central Platte NRD and has certified irrigation rights for 56.69 acres with an 89% depletion rate.

**Soil Types:** Consists of 98.6% Class 1 and 2 rated Cozad & Hord silt loams.

**2019 Taxes:** \$ 3,863.86

**Price and Terms:** \$ 396,000 10% earnest money deposit upon signing purchase agreement. The remainder due at closing.

Your Farm & Ranch Specialists

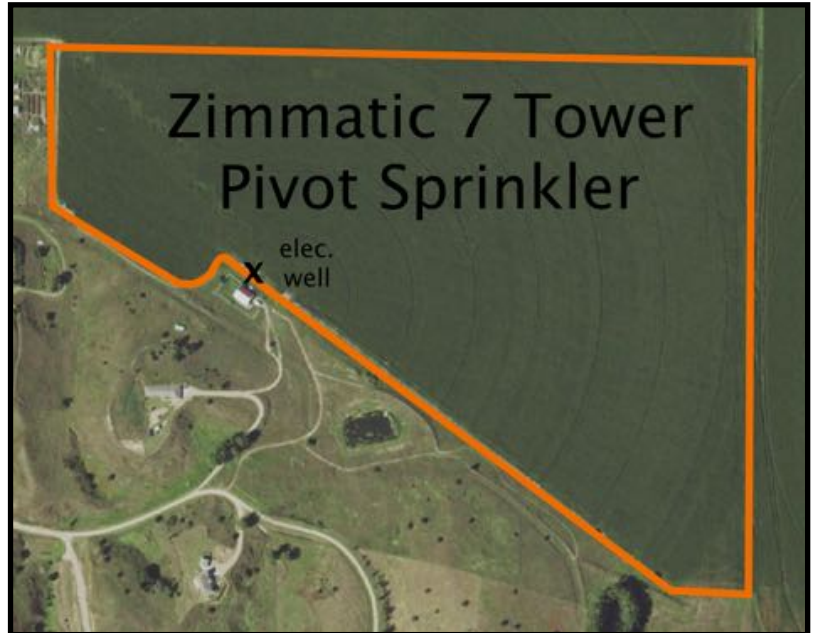
**Office 308-234-6266**

**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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