

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

DAWSON COUNTY, NE

LAND FOR SALE

315.93 Acres ±



Location: From Overton, 3 miles west on Highway 30 and 2 1/4 miles south on Rd. 441. From Lexington, 6 miles east on Highway 30 and 2 1/4 miles south on Rd. 441.

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

About the Land: 315.93 Acres, more or less, according to Dawson County Assessor's records. Platte Valley pivot irrigated cropland with two Reinke pivot sprinklers and two electric wells.

Farm Service Agency: Corn base - 261.46 acres with 149 bu. PLC yield

Well Data: (per registration) G-035304, April 1981, 265ft. deep, 9ft. static water level, 194ft. pumping level, 900 GPM. G-035303, April 1981, 260ft. deep, 14ft. static water level, 190ft. pumping level, 900 GPM.

Natural Resources District: This land is located in the Central Platte NRD and has certified irrigation rights for 268.8 acres with an 83% depletion rate.

Soil Types: 52.4% Lex loam, 29% Gosper loam, the remainder Lawet, Alda, Platte and Gibbon loams

2019 Taxes: \$ 15,512.24

Price and Terms: \$1,400,000. (\$4,431 per acre)
10% earnest money deposit upon signing purchase agreement. The remainder due at closing.



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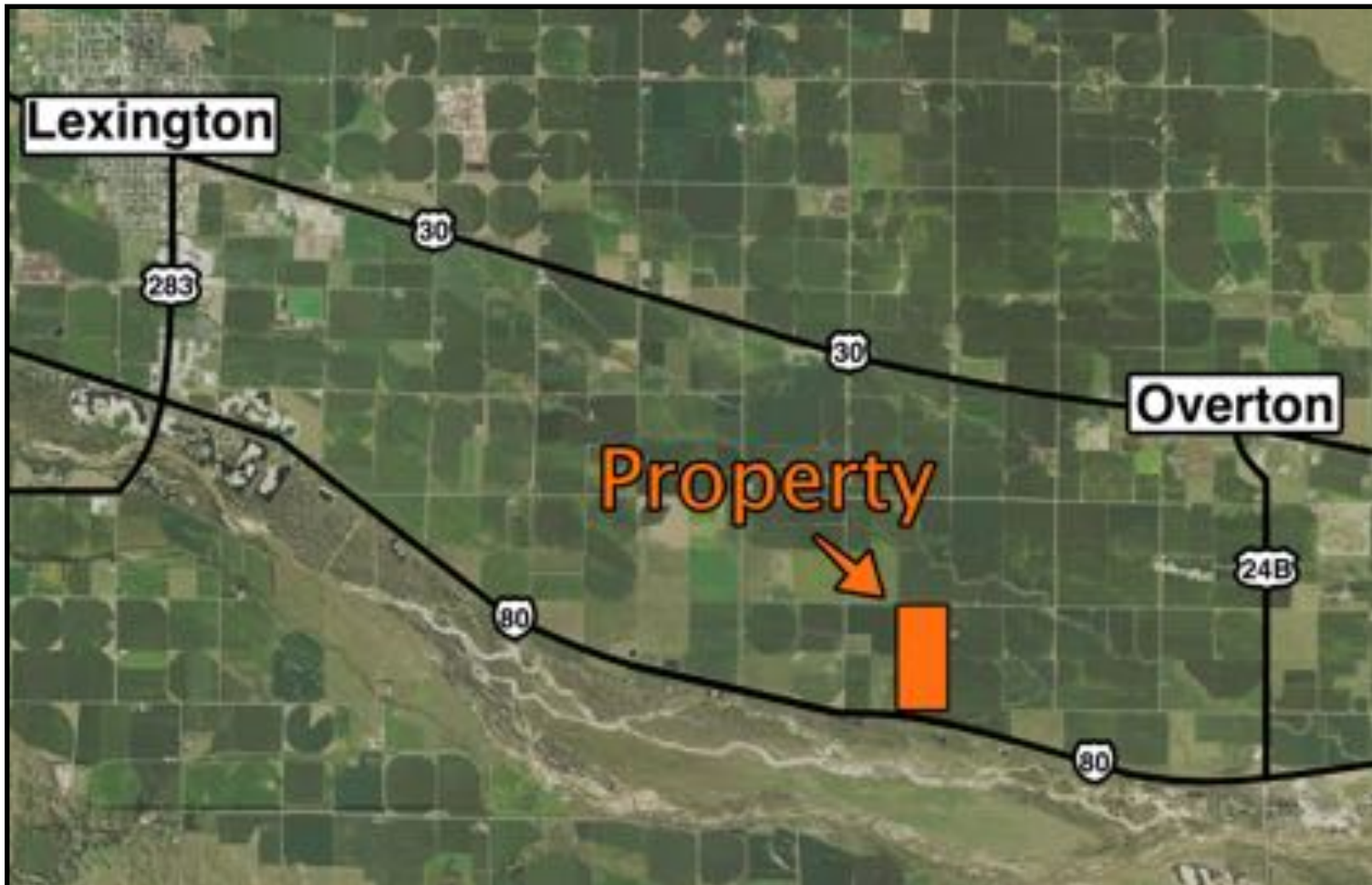
Miles Marshall | Broker

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.



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