

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

DAWSON COUNTY, NE

# LAND FOR SALE

# 68.25 Acres ±



**Location:** From Cozad, 3 miles north on Rd. 421, 3 miles east on Rd. 765 and 1/3 mile north on Rd. 424.

**Legal Description:** Part North Half of the Southwest Quarter of Section 14, Township 11 North, Range 23 West of the 6th P.M., Dawson County, Nebraska, except tracts of 10.31 acres and 1.51 acres.

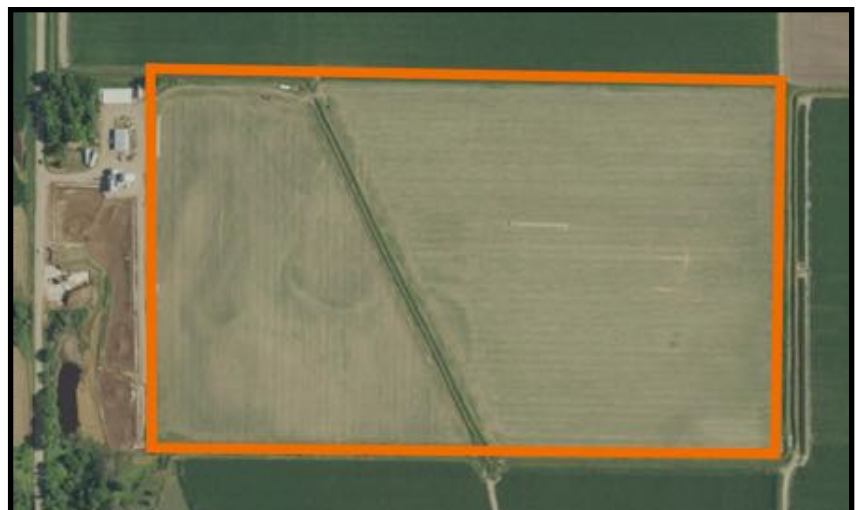
**About the Land:** 68.25 Acres, more or less, according Dawson County Assessor's records. Consisting of irrigated cropland with Class 1 rated soils and 60 acres of canal water via the Gothenburg Canal.

**Farm Service Agency:** Total cropland - 67.58 acres. Corn base - 66.1 acres with 160 bu. PLC yield

**Soil Types:** 87.9% Cozad silt loam rated as Class 1, 12.1% Hord silt loam rated as Class 1

**2019 Taxes:** \$ 4,392.52

**Price and Terms:** \$425,000 10% earnest money deposit upon signing purchase agreement. The remainder due at closing. Full possession available for 2021 crop season.



Your Farm & Ranch Specialists

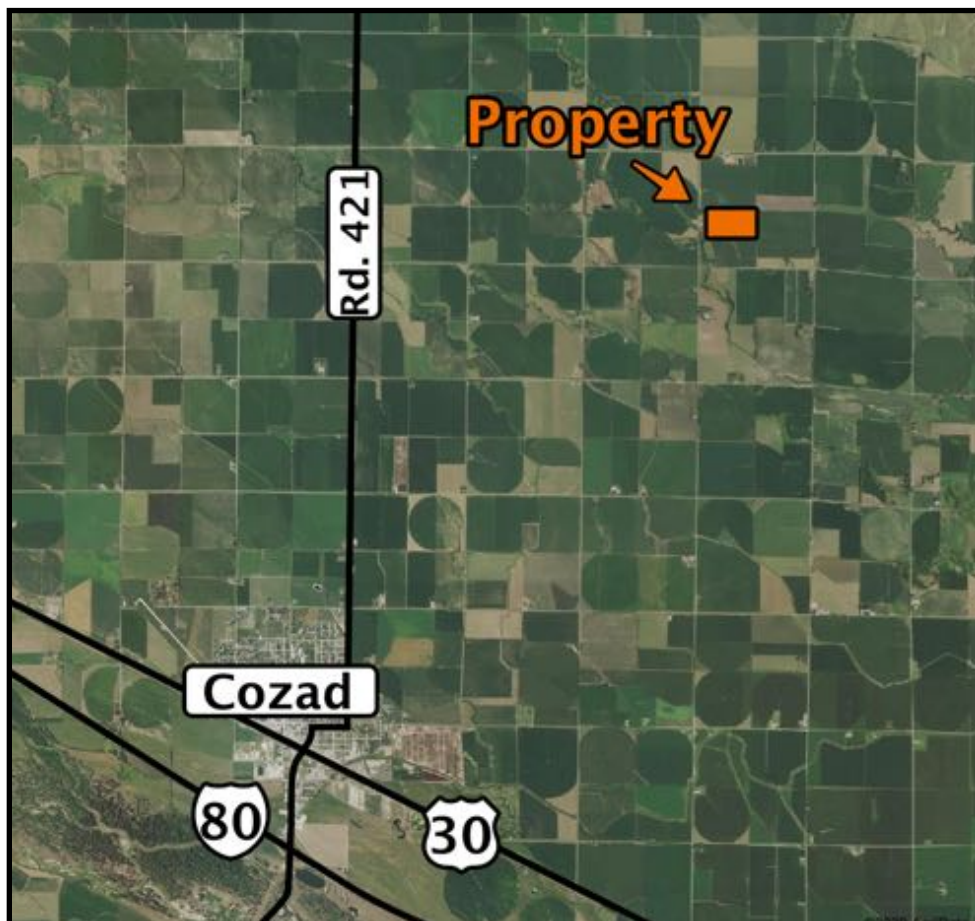
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Miles Marshall | Broker

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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