

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

106.58 Acres[±]



EXCELLENT POTENTIAL FOR PIVOT IRRIGATION

Location: From the west edge of Lexington, Nebraska, 3 miles west on US Highway 30, the 1/2 mile south on Rd. 429.

Legal Description: South Third of the East Half of Section 33, Township 10 North, Range 22 West of the 6th P.M., Dawson County, Nebraska.

About the Land: 106.58 Acres, more or less. Featuring, excellent quality irrigated cropland with excellent potential for pivot irrigation. The well has been setup to support a 6-tower pivot sprinkler system.

Farm Service Agency: Total cropland - 101.67 acres. Corn base - 53.5 acres with 156bu. PLC yield

Natural Resources District: The land is located in the Central Platte NRD and has 94.8 certified irrigated acres.

Well Data: (per registration) G-060377, December 2002, 240ft deep, 11ft static water level, 92ft pumping level, 8" pump column, 1100 GPM

Soil Types: 51.2% Wood River-Gayville, Gosper and Silver Creek & Cozad silt loam

Price: \$ 715,000

10% earnest money deposit upon signing of purchase agreement.
The remainder due at closing.



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384

308.234.6266 marshallauction.com

2033 Central Ave
Kearney, Nebraska

