

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

197.35 Acres[±]



PRODUCTIVE CROPLAND WITH CLASS 1 SOILS!

Location: From east edge of Lexington, 5 miles east on Highway 30, then 1 mile south on Road 439. From west edge of Overton, 4 miles west on Highway 30, 1.5 miles south on Road 440, .5 miles west on Road 752.

Legal Description: Part South Half of Section 20, Township 9 North, Range 20 West of the 6th P.M., Dawson County, Nebraska (aka Parcel IDs 240027930 and 240028023)

About the Land: 197.35 Acres, more or less, according to Dawson County Assessor's records. Consisting of 165 acres of gravity irrigated cropland, the remainder mostly creek/canal area. Irrigation water is provided by two electric wells with 15HP electric motors, three canal pumps with propane engines, 10" and 8" irrigation pipe, and 162 acres of Dawson County Canal water.

Farm Service Agency: Corn base - 147.2 acres with 184bu. PLC yield

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 166 acres.

Well Data: (per registration) **North Well:** G-014090, May 1948, 46ft. deep, 12ft. static water level, 33ft. pumping level, 1,100 GPM. **South Well:** G-014091, July 1954, 64ft. deep, 11ft. static water level, 36ft. pumping level, 1,064 GPM.

Soil Types: 78.5% Cozad silt loam rated as Class 1, 14% Coly-Hobbs silt loams rated as Class 6, 4.9% Cozad silt loam rated as Class 4, 2.6% Hall silt loam rated as Class 1

2024 Taxes: \$ 7,636.08

Price: 1,490,000

10% earnest money deposit upon signing of purchase agreement. The remainder due at closing. FULL POSSESSION FOR 2025 CROP (if purchased immediately)



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

