

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

DAWSON COUNTY, NE

# LAND FOR SALE

# 317.86 Acres±

Pivot Irrigated Cropland - Electric Irrigation Wells



**Location:** From Cozad, 4.5 miles east on Road 761 (Blacktop Road)

**Legal Description:** The West Half of Section 6, Township 10 North, Range 22 West of the 6th P.M., Dawson County, Nebraska

**About the Land:** 319.86 Acres, more or less, according to Dawson County Assessor records. Consisting of top-quality pivot irrigated cropland with excellent productivity and Class 1 and 2 soils.

**Natural Resources District:** The land is located in the Central Platte NRD and has 307.61 certified irrigated acres.

**2023 Taxes:** \$ 22,019.8

**Price:** \$ 3,838,320.00

10% earnest money deposit upon signing of purchase agreement.



**Luke Huddleston | Associate**

Cell 308-293-7258



308.234.6266



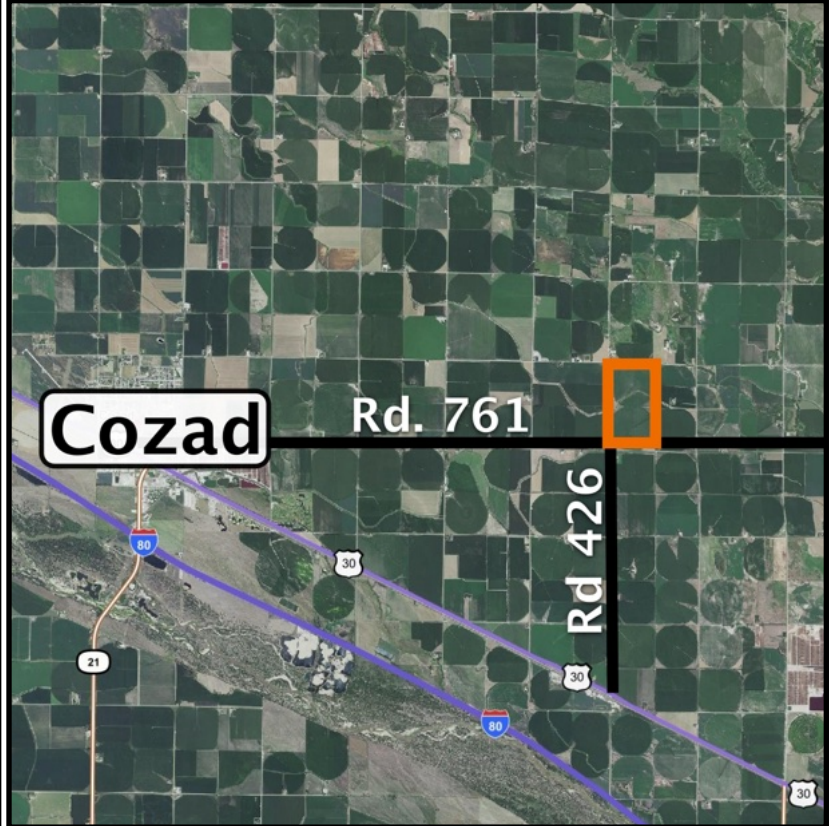
marshallauction.com



2033 Central Ave  
Kearney, Nebraska

Valley  
Pivot  
Sprinkler

Valley  
Pivot  
Sprinkler



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

