

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

79.69 Acres ±



PRICE SIGNIFICANTLY REDUCED!

Location: From the west edge of Lexington, 4 miles west on Highway 30 and 2 miles north on Rd. 428. From the Darr I-80 interchange, 3.5 miles north

Legal Description: South Half of the Southwest Quarter of Section 16, Township 10 North, Range 22 West of the 6th P.M., Dawson County, Nebraska

About the Land: 79.69 Acres, more or less, according to Dawson County Assessor's records. Includes a Valley 8 tower pivot sprinkler and 8" irrigation well with a CaselH diesel power unit. It should be noted: the Dawson County Canal is close to the farm and they have indicated they currently have water rights available.

Natural Resources District: This land is located in the Central Platte NRD and has certified irrigation rights for 43.46 acres.

Adjoining Property Also Available: The adjacent property to the north (N1/2 of SW1/4 of 16-10-22) is also for sale by Marshall Land Brokers & Auctioneers. Buyers interested in additional acreage or complete control of the cropland are encouraged to inquire for details.

2024 Taxes: \$ 2,676.98

Price: \$ 548,015

10% earnest money deposit upon signing the purchase agreement. The remainder due upon 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

marshallauction.com



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



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