

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

68.17 ACRES ± PRICE REDUCED

EXCELLENT QUALITY IRRIGATED CROPLAND

Land Location: From the north edge of Cozad, 3 miles north on Rd. 421 (Newell St.), then 3 miles east on Rd. 765, then 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 10.34 acres and 1.51 acres.

About the Land: 68.17 Acres, more or less, according to Dawson County Assessor's records. Consisting of pivot irrigated cropland with Class 1 rated soils and 60 acres of canal water via the Gothenburg Canal. Irrigation provided by a 6 tower Zimmatic Pivot Sprinkler System (new in 2023)

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

Soil Types: 89.3% Cozad silt loam rated as Class 1, 10.7% Hord silt loam rated as Class 1

2025 Taxes: \$ 4,636.58

Price: ~~\$ 695,000~~ NEW PRICE: \$649,000

10% Earnest money payment on signing of purchase contract, remainder at closing.



Clay Patton | Associate

Cell 719-760-0747

Miles Marshall | Broker

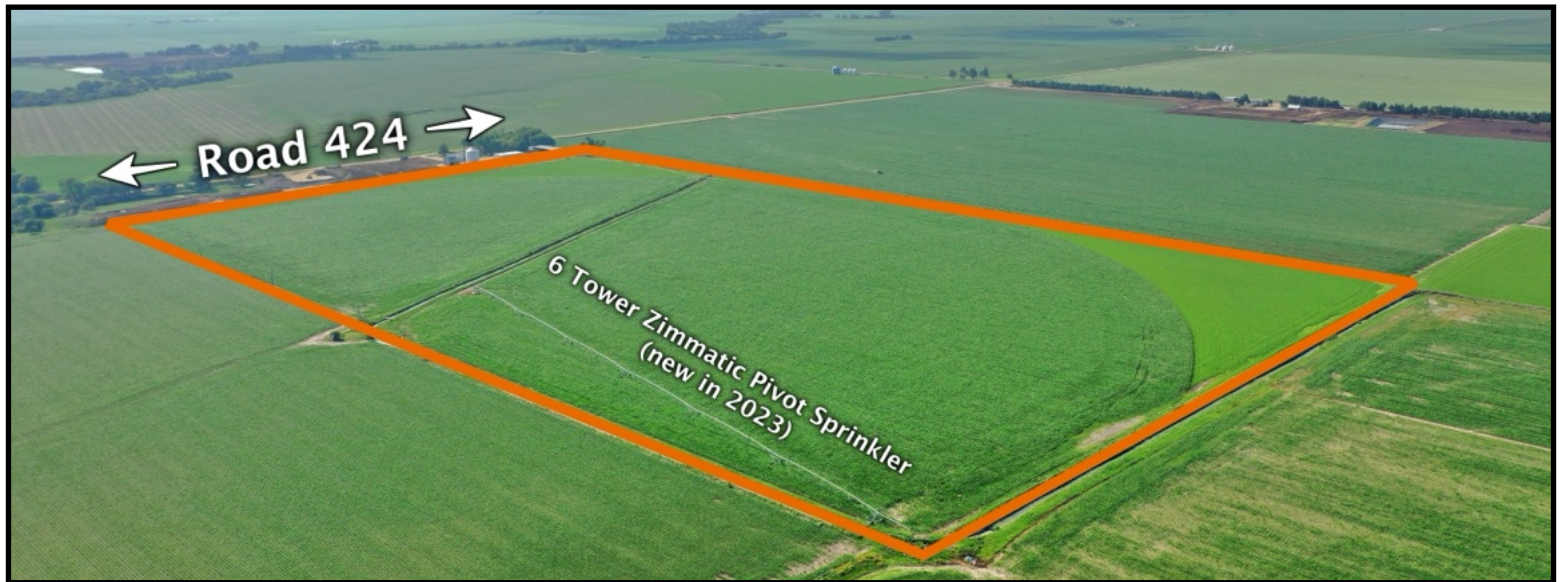
308.234.6266



marshallauction.com



2033 Central Ave
Kearney, Nebraska



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

