

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

135.63 Acres ±

WELL LOCATED PIVOT IRRIGATED FARM

Land Location: From the west edge of Lexington near Airport Road, 1/2 mile west on Highway 30. Located south of Highway 30.

Legal Description: A tract in the West Half lying south of the Railroad right-of-way in Section 1, Township 9 North, Range 22 West of the 6th P.M., Dawson County, Nebraska

About the Land: 135.63 Acres, more or less, according to Dawson County Assessor's records. Consisting of a pivot irrigated tract including a Zimmatic pivot sprinkler system with swing arm - new in 2022 and two electric irrigation wells, 30HP and 10HP.

Farm Service Agency: Corn base - 110.8 acres,
Soybeans base - 21 acres

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 132.28 acres.

Well Data: (per registration) G-002017, located northwest of pivot center, April 1956, 133ft. deep, 8ft. static water level, 23ft. pumping level, 8" pump column. G-124637, located at west edge of property, January 1955

2025 Taxes: \$ 6,352.74

Price: \$ 1,475,000

10% Earnest money deposit upon signing 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



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

