

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

LAND FOR SALE

145.05 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 north of Highway 30.

Legal Description: Part of the Southwest Quarter of Section 36, Township 10 North, Range 22 West, and two small tracts in the North Half of the Northwest Quarter of Section 1, Township 9 North, Range 22 West of the 6th P.M., all in Dawson County, Nebraska

About the Land: 145.05 Acres, more or less, according to Dawson County Assessor's records. Pivot sprinkler irrigated farm including a Valley pivot sprinkler system new in 2011 with swing arm added in 2018. The 8" electric well has a new pump and new 40HP motor installed in 2025 by Downey Drilling. The property includes two older sheds in the southeast part.

Farm Service Agency: Corn base - 130.3 acres with 196 PLC yield

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 130.28 acres.

Well Data: (per registration) G-063742, April 2005, 100ft. deep, 7ft. static water level, 74ft. pumping level, 8" pump column. (New 8" pump with 3 stage bowl assembly and 40HP electric motor - all new in 2025)

2025 Taxes: \$ 7,108.12

Price: \$ 1,550,000

10% Earnest money deposit upon signing purchase agreement. The remainder due at closing.



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2033 Central Ave
Kearney, Nebraska



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

