

LAND FOR SALE

Buterbaugh Farm

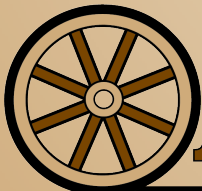
DAWSON COUNTY, NEBRASKA

*80.08 acres located
southeast of Gothenburg*



LISTING AGENT: **C: 308.233.4605**
Bart Woodward **E: Bart@AgriAffiliates.com**

Salespeople: Bryan Danburg, Mike Wilken, Kent Richter,
Bruce Dodson, Chase Dodson, Bonnie Downing, Adam Pavelka,
Dan Muirhead, Faith Correll, Brad Atkins, D.J. Lunkwitz



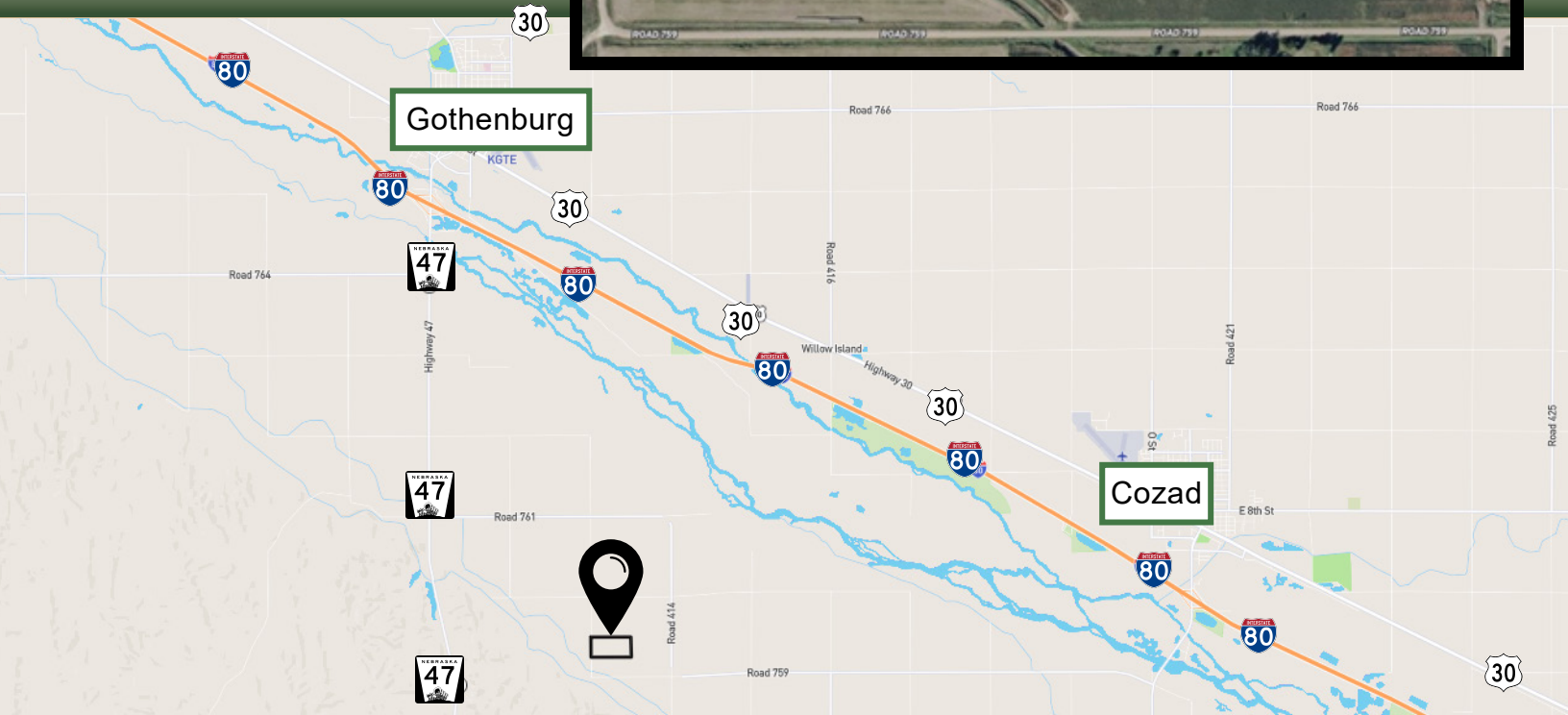
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Property Maps



Property Information

LEGAL DESCRIPTION: N1/2 SW1/4 Section 13, Township 10N, Range 25W of the 6th P.M., Dawson County, Nebraska.

LIST PRICE: **\$850,000**

LOCATION: Located approximately six miles southeast of Gothenburg with access provided by graveled Road 413, which borders along the west.

TOTAL ACRES: 80.08 tax-assessed acres

PROPERTY DESCRIPTION: Buterbaugh Farm consists of pivot-irrigated cropland with gravity-irrigated and dry crop corners.

REAL ESTATE TAXES: 2025: \$4,762.22

IRRIGATION INFORMATION/ WELL DATA: Buterbaugh Farm is located in the Central Platte Natural Resources District and contains a total of 78.52 certified irrigated acres. Water for irrigation is provided by a well.
 Well Registration: G-084770
 Completion Date: 04/15/1995
 Well Depth: 135 ft.
 Static Water: 39 ft.
 Pumping Level: 56 ft.
 Column: 9 inch
The pump, electric motor, electrical panel, and pivot irrigation system are tenant-owned.

FARM SERVICE AGENCY INFORMATION: Total cropland: 80.33 acres
 Government Base Acres: Corn 80.30 acres with PLC Yield of 182 bushels per acre
 All cropland is considered non-highly erodible by the Natural Resource Conservation Service.

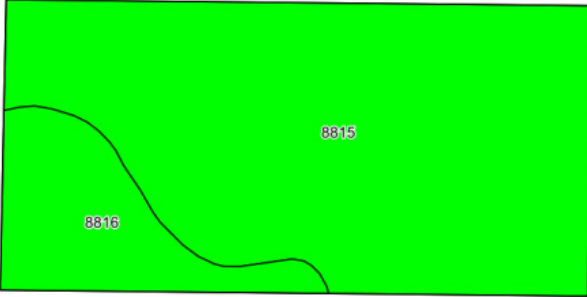
LEASE/ POSSESSION: Subject to a 2026 cash lease.

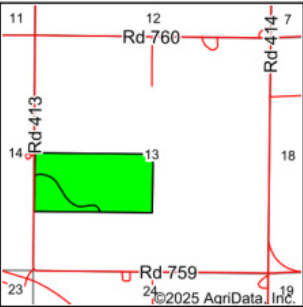
SOILS SUMMARY: Soils consist of Class I and II Cozad silt loams with slopes of 0-3%.



Property Photos









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State: **Nebraska**
 County: **Dawson**
 Location: **13-10N-25W**
 Township: **Fairview**
 Acres: **80.08**



AGRI AFFILIATES, INC.
 Providing Farm - Ranch Real Estate Services



Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING



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Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
8815	Cozad silt loam, 0 to 1 percent slopes	65.97	82.4%		Ilc	I	67	57	69
8816	Cozad silt loam, 1 to 3 percent slopes	14.11	17.6%		Ile	Ile	66	57	69
Weighted Average					2.00	1.18	66.8	*n 57	*n 69

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

