

LAND FOR SALE



Laird Irrigated Farm

74.26 ± ACRES | DAWSON COUNTY, NEBRASKA

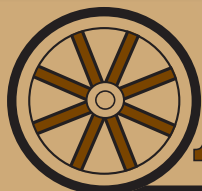
This beautiful farm northwest of Cozad features outstanding soils that sub-irrigate with certified irrigated acres. In 2026, the farm produced more than 6.5 tons per acre of alfalfa without irrigation, demonstrating the productivity and quality of this exceptional property.



LISTING AGENT:
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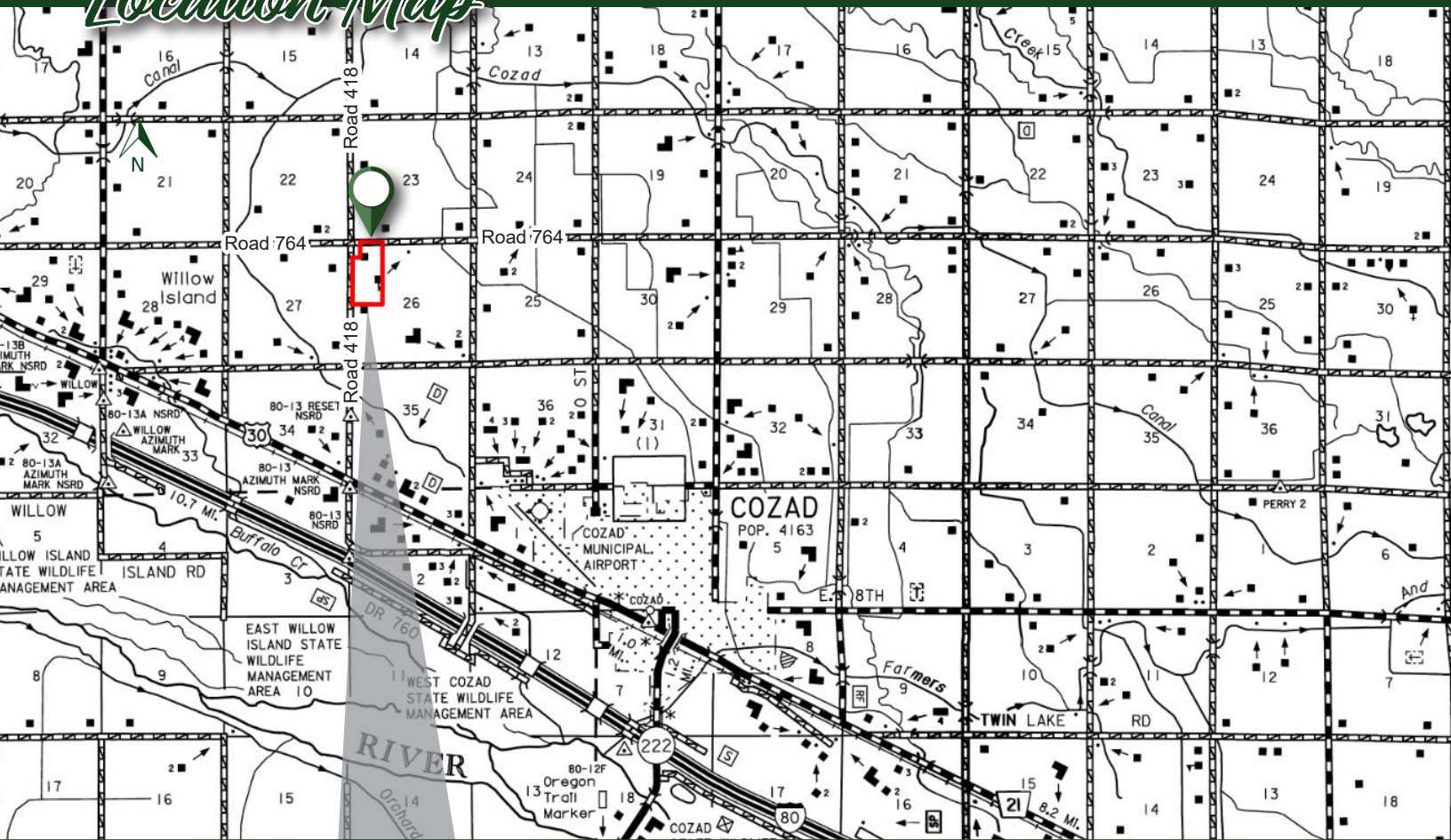


See Full Online
Listing

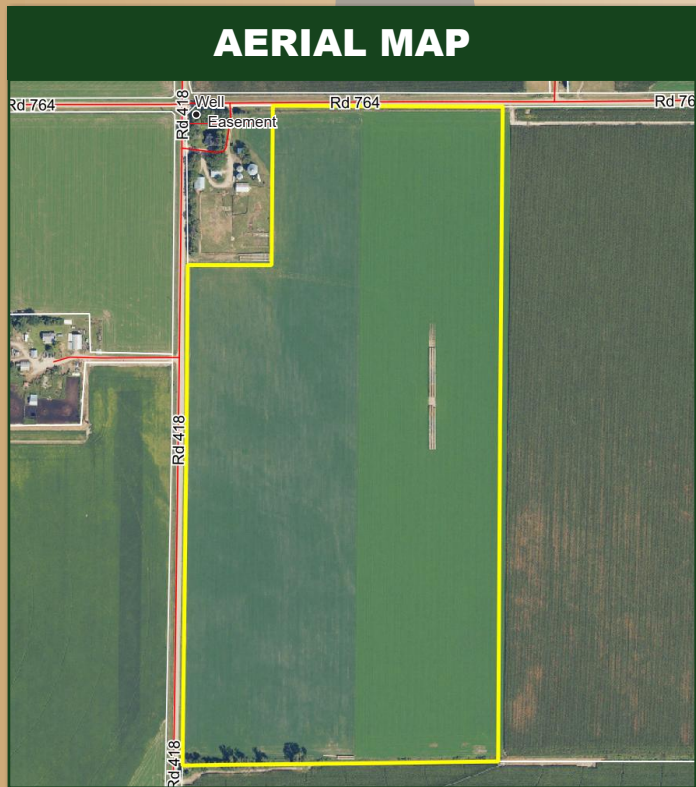
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Location Map

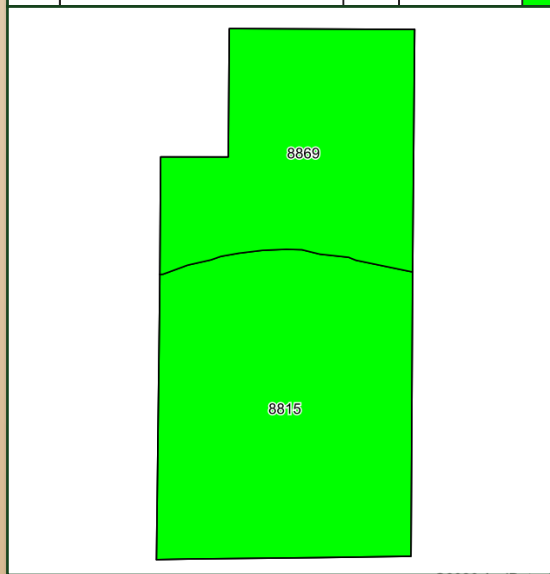


AERIAL MAP



SOILS MAP

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c
8815	Cozad silt loam, 0 to 1 percent slopes	43.27	60.5%		IIc
8869	Hord silt loam, 0 to 1 percent slopes	28.23	39.5%		IIc



Property Details

LOCATION:	From Cozad, take HWY 30 west for 1½ miles. Turn north on Road 418 for 1½ miles. The property will be located on the east side of the roadway.
LEGAL DESCRIPTION:	W½NW¼ except a 4.83-acre surveyed tract in Section 26-11-24W of the 6th P.M., Dawson County, Nebraska
ACRES & TAXES:	74.26± estimated acres 2025 Real Estate taxes due in 2026: \$4,888.98±
LAND USE:	Gravity irrigated cropland
WATER RIGHTS:	Well registration #G-110795 with 71.62 CIA
EQUIPMENT:	30 HP Brook Electric Motor, Serial #X148914; some irrigation pipe & valves
USDA-FSA INFORMATION:	71.50 total FSA cropland acres • 50.40 corn base acres @ 112 PLC yield • 21.10 soybeans base acres @ 43 PLC yield
SOILS:	60.5% Class II Cozad silt loam & 39.5% Class II Hord silt loam
POSSESSION:	Full possession at closing
PRICE:	\$792,000.00



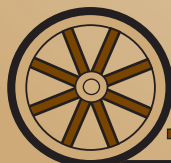


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