

# LAND FOR SALE



## *JK Land Rangeland Parcel #2*

DAWSON COUNTY | NEBRASKA

- LOCATION:** 6 miles north and 2 miles east of Lexington. (Located on the corner of Road 762 & Wiley Canyon Road.)
- LEGAL DESCRIPTION:** Those portions of the E1/2 E1/2 Section 33 lying east of Wiley Canyon Road except a 6 acre acreage site, all of Section 34 except NPPD substation tract, and all of Section 35 less road; ALL of T11N-R21W of the 6th P.M., Dawson County, Nebraska.
- PROPERTY DESCRIPTION:** Dawson County Assessor indicates a total of 1,428.00 tax-assessed acres. Property consists entirely of good quality rolling hardland pasture that has excellent fencing and very good livestock water availability.
- 2023 REAL ESTATE TAXES:** \$19,538.46
- COMMENTS:** This is a tremendous grazing tract which offers great location along with excellent fencing and livestock water availability.

**LIST PRICE:** **\$3,676,900**



**LISTING AGENT:**

**Bart Woodward, Broker**

O: 308.234.4969 C: 308.233.4605

E: Bart@AgriAffiliates.com

*Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople*

View Full Brochure  
& Listing



Offered exclusively by

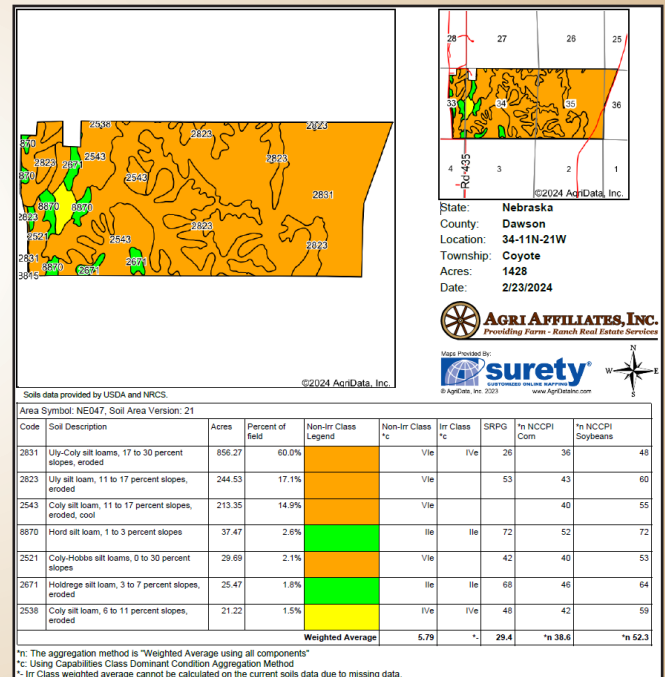
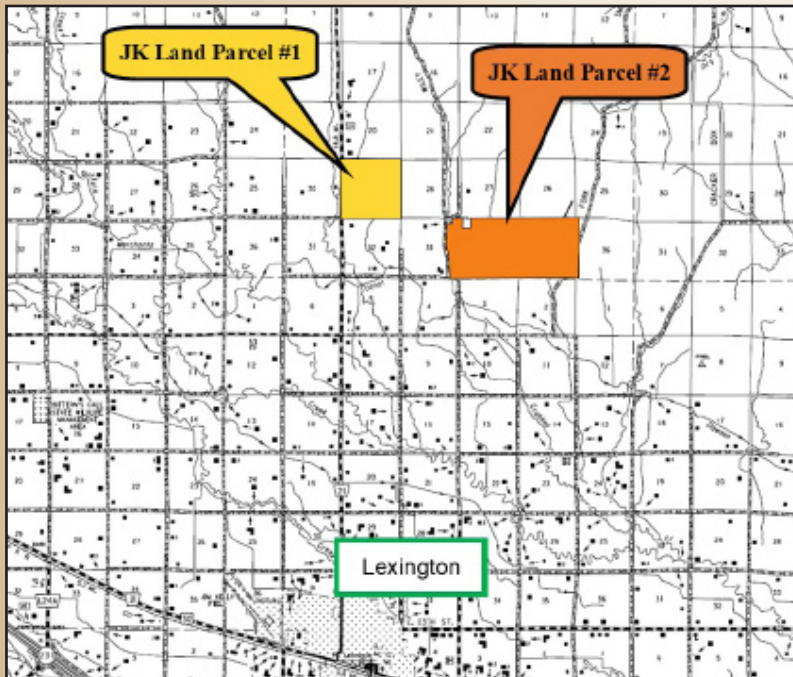
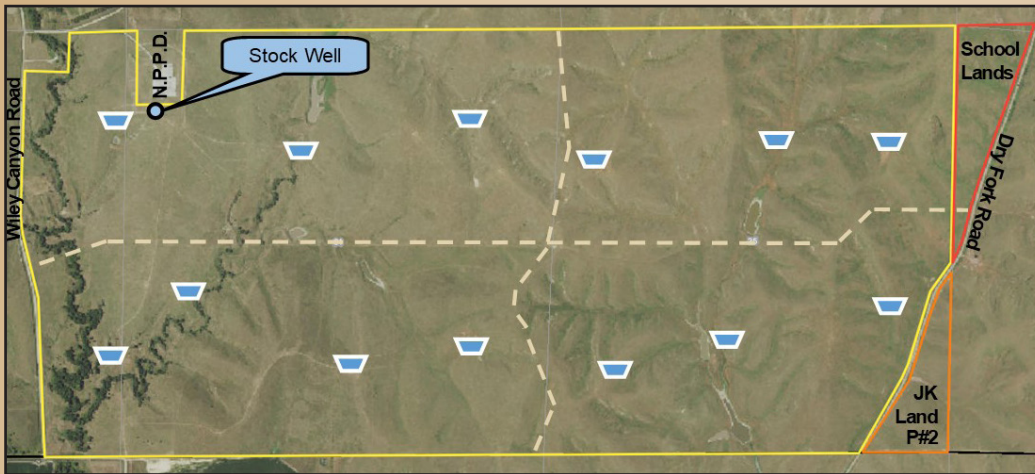
**AGRI AFFILIATES, INC.**  
*Providing Farm & Ranch Real Estate Services*

**Kearney, NE • AgriAffiliates.com • 308.234.4969**

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



## JK Land Rangeland Parcel #2 Information



### IMPROVEMENTS:

Catch pens constructed of wood posts with metal panels are located near the west boundary.

### LIVESTOCK WATER:

Livestock water is provided by a well equipped with an electric submersible, which supplies water to 13 water sites located throughout the property. There are also 7 stock dams.

### FENCING:

Perimeter fencing consists of 4- and 5-strand barbed wire on mostly wood with some metal posts. The property is cross-fenced in four pastures with fencing consisting of 5-strand barbed wire on wooden posts. Additional cross-fencing is via high tensile electrified.

### SCHOOL LANDS:

The property is currently utilizing 37.00 acres of school lands in the northeast corner and west of Dry Fork Road, while the Nebraska School Lands is utilizing 27.00 acres owned by JK Land in the southeast and east of Dry Fork Road. This has historically been done via a verbal land trade agreement.