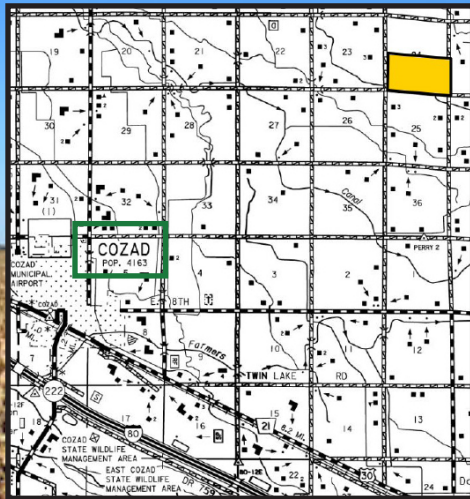


LAND FOR SALE



PARCEL #2



Cover Foundation Half Section

DAWSON COUNTY | NEBRASKA

- LOCATION:** 4 miles east and 3 miles north of Cozad Access is provided by gravel roads bordering the west, south, and east.
- LEGAL DESCRIPTION:** S1/2 Section 24-T11N-R23W of the 6th P.M., Dawson County, Nebraska (Final Legal Description and acres are to be determined by a survey.)
- PROPERTY DESCRIPTION:** Farm consists of approximately 279.54 tax-assessed acres comprised of pivot irrigated cropland with gravity irrigated and dry crop corners. (Final Legal Description and acres are to be determined by a survey.)
- 2023 REAL ESTATE TAXES:** \$18,690.28 estimated

LIST PRICE: \$3,225,000



LISTING AGENT:

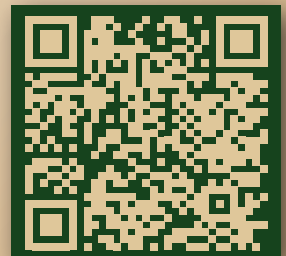
Bart Woodward, Broker

O: 308.234.4969 C: 308.233.4605

E: Bart@AgriAffiliates.com

Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople

View Full Brochure
& Listing



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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.



AGRI AFFILIATES, INC.

Cover Foundation Half Section

FARM SERVICE AGENCY INFORMATION:

Total Estimated Cropland: 268.30 acres
Base Acres:
Corn: 266.25 acres with
PLC Yield of 177 bushels per acre

IRRIGATION INFORMATION:

There are three irrigation wells whereby two are currently being utilized.

The farm is located in the Central Platte Natural Resources District and will include 268.25 certified irrigated acres.

Well #1 (Northwest)

Well Registration: G-072011
Completion Date: 04/04/2003 @ 1,200 gpm
Well Depth: 260'
Static Water: 23'
Pumping Level: 80'
Column: 8"
Pump - Sargent
Power Unit - GE 50hp Electric Motor
Control Panel - Eaton
Pivot - 7-tower Reinke, Electrigator II, Purchased in 2013
Irrigation Pipe - 990ft. of 10-inch gated plastic

Well #2

Well Registration: G-072012
Completion Date: NA @ 1,000 gpm
Column: 8"
Pump - Layne
Power Unit - GE 25hp Electric Motor
Control Panel - Eaton



Well #3

Well Registration: G-050938
Completion Date: 05/02/2017 @ 1,200 gpm
Well Depth: 360'
Static Water: 25'
Pumping Level: 80'
Column: 8"
Pump - Sargent
Gearhead - Randolph, 60hp
Power Unit - John Deere Model 4239, Diesel
1,000 gallon fuel tank
Pivot - 7-tower Reinke, Model 2065, Purchased in May 2019

