

# LAND FOR SALE



## *JK Land Rangeland Parcel #1*

DAWSON COUNTY | NEBRASKA

<b>LOCATION:</b>	7 miles north of Lexington on State Highway 21.
<b>LEGAL DESCRIPTION:</b>	All of Section 29-T11N-R21W of the 6th P.M., Dawson County, Nebraska, except highway and additional tracts.
<b>PROPERTY DESCRIPTION:</b>	Dawson County Assessor indicates a total of 629.03 tax-assessed acres. Property consists of good quality hardland pasture which has good fencing and excellent livestock water availability.
<b>2023 REAL ESTATE TAXES:</b>	\$9,019.60
<b>COMMENTS:</b>	This pasture is of excellent quality and offers tremendous location along with very good fencing and livestock water availability.

**LIST PRICE:** **\$1,614,600**



**LISTING AGENT:**

**Bart Woodward, Broker**

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

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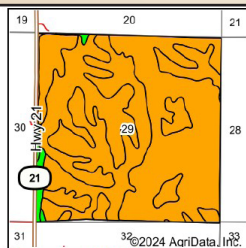
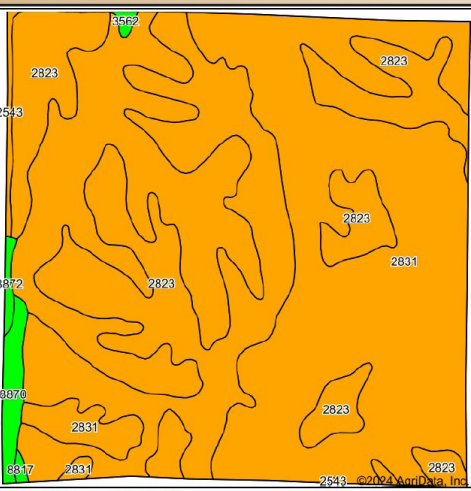
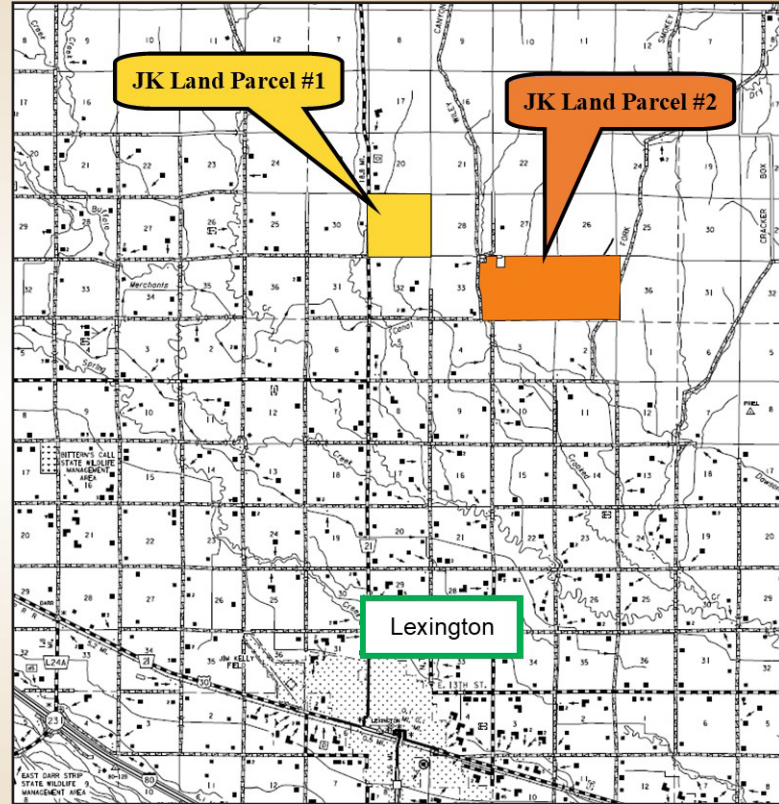
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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 #1 Information

- SOILS:** Soils consist primarily of Uly and Coly silt loams with lesser amounts of Hord, Hobbs, and Cozad silt loams. Slopes range from 0-30%.
- LIVESTOCK WATER:** Livestock water is provided by a well equipped with an electric submersible serving six water sites that are equipped with rubber or steel tanks along with three dams. (Two wells with windmills are also located on the property; however, they are not utilized.)
- FENCING:** Border fences consist of 4- and 5-strand barbed wire on wood and metal posts. While cross-fencing consists of 3-strand barbed wire on wood posts along with high tensile electrified.



State: **Nebraska**  
 County: **Dawson**  
 Location: **29-11N-21W**  
 Township: **Coyote**  
 Acres: **622.1**  
 Date: **2/14/2024**



Area Symbol: NE047, Soil Area Version: 21														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Com	*n NCCPI Soybeans
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	373.13	60.0%		Vle	IVE	26						36	48
2823	Uly silt loam, 11 to 17 percent slopes, eroded	232.17	37.3%		Vle		53						43	60
8870	Hord silt loam, 1 to 3 percent slopes	8.91	1.4%		Ile	Ile	72						52	72
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	3.78	0.6%		Vle								40	55
8872	Hord silt loam, 3 to 6 percent slopes	2.11	0.3%		Ille	Ille	69	3	6	59	143	37	50	66
3562	Hobbs silt loam, occasionally flooded, cool	1.16	0.2%		Ilw	Ilw							55	73
8817	Cozad silt loam, 3 to 6 percent slopes	0.84	0.1%		Ilc	I	64						57	69
<b>Weighted Average</b>						<b>5.92</b>	<b>36.7</b>	<b>0.2</b>	<b>0.5</b>	<b>0.1</b>	<b>*n 39</b>	<b>*n 63</b>		

\*n: The aggregation method is "Weighted Average using all components"  
 °c: Using Capabilities Class Dominant Condition Aggregation Method  
 °c: Using Capabilities Class Dominant Condition Aggregation Method\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.