

LAND FOR SALE



Page Farm

DAWSON COUNTY | NEBRASKA

- LOCATION:** 2 miles north and 2 miles west of Lexington on Road 759.
(Bordered on the north by Road 759 and on the east by Road 431)
- LEGAL DESCRIPTION:** NE1/4 except a tract in the northeast corner, Section 23, T10N-R22W of the 6th PM, Dawson County, Nebraska
- PROPERTY DESCRIPTION:** Dawson County assessor indicates a total of 149.94 tax-assessed acres. The farm consists of good quality, gravity irrigated cropland.
- 2023 REAL ESTATE TAXES:** \$8,279.90
- COMMENTS:** Property sells subject to a 2024 cash farm lease.

LIST PRICE: **\$1,315,000**



LISTING AGENT:

Bart Woodward, Broker

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Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople

View Full Brochure
& Listing



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FARM SERVICE AGENCY INFORMATION:

Total cropland 136.18 acres
 Government Base acres Corn 91.5 acres w/ PLC Yield of 189 bu/acre
 Grain Sorghum 3.7 acres w/ PLC Yield of 52 bu/acre
 All cropland is considered non-highly erodible by the NRCS

IRRIGATION INFORMATION:

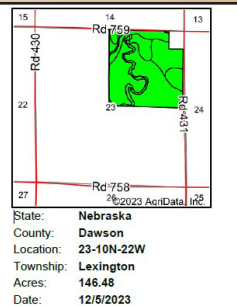
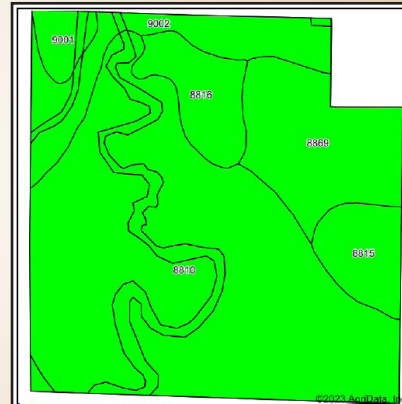
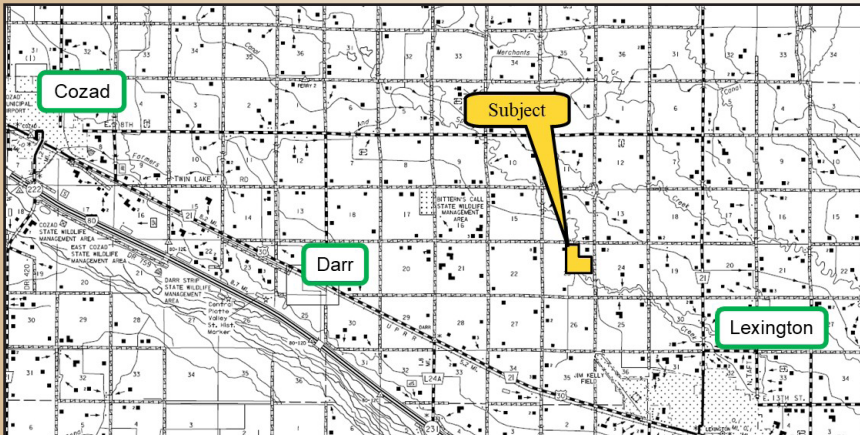
The farm is located in the Central Platte Natural Resources District and contains a total of 136.34 certified irrigated acres.

Northeast Well

Well Registration: A-0005231A
 Completion Date: 07/10/1948 @ 1,100gpm
 Well Depth: 66'
 Static Water Level: 22'
 Pumping Level: 32'
 Column: 8"
 Pump – Western Land Roller
 Power Unit – General Electric 15hp electric motor
 Control Panel – WellGuard

Northwest Well

Well Registration: A-0005231B
 Completion Date: 07/16/1983 @ 1,200gpm
 Well Depth: 215'
 Static Water Level: 12'
 Pumping Level: 80'
 Column: 8"
 Pump – Western Land Roller
 Power Unit – General Electric 30hp electric motor
 Control Panel – WellGuard



Area Symbol: NED47, Soil Area Version: 21

Code	Soil Description	Acres	Percent of Field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Corn Bu	Winter wheat Bu	% NCCPI Corn	% NCCPI Soybeans	
8810	Cozad fine sandy loam, 0 to 1 percent slopes	89.33	61.0%		ile	ile	65	4		5	148	58	30	38	
8869	Hord silt loam, 0 to 1 percent slopes	20.77	14.2%		ilc	iw	73							52	
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	15.10	10.3%		ile	ile	58			9				37	
8816	Cozad silt loam, 1 to 3 percent slopes	9.34	6.4%		ile	ile	66							57	
8815	Cozad silt loam, 0 to 1 percent slopes	8.32	5.7%		ilc	i	67							57	
9001	Anselmo fine sandy loam, 0 to 1 percent slopes	3.62	2.5%		ile	ile	53			9				37	
Weighted Average							2.00	1.80	65.3	2.4	3	91.4	35.4	18.3	% 48.9

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Productive gravity irrigated farm with great location!