

# LAND FOR SALE

**570 ACRES**

**IRRIGATED CROPLAND**

**DAWSON COUNTY, NEBRASKA**

**Location:** From the Darr I-80 Interchange, 2 miles south and west on Road 755 (paved road). OR from the Cozad I-80 Interchange, 5 miles south and 5 miles east on Road 755.

**Legal Description:** Part of Section 1 and the North Half of the North Half of Section 12 except small tracts previously conveyed, in Township 9 North, Range 23 West of the 6<sup>th</sup> P.M., Dawson County, Nebraska, excluding the home/feedlot site.

**About the Land:** 570 Acres, more or less, consisting of Platte Valley irrigated cropland with access from paved road. Includes a Zimmatic 7 tower center pivot system and 50% interest in a second Zimmatic 7 tower center pivot system. Irrigation water is provided by 8 wells each powered with electric motors from 15 HP to 40 HP.

**Farm Service Agency Data:** Total cropland – 561.6 acres. 412.4 Acre corn base, 136.8 Acre soybean base, .8 Acre wheat base. 2011 Direct payment - \$14,226.

**Soil Types:** Gosper loam, Ovina fine sandy loam, Cozad fine sandy loam and others.

**Natural Resources District Information:** The land is located in the Central Platte NRD. The certified irrigated acres are 561.6.

**2011 Taxes:** (estimate) \$17,053

**Price and Terms:** \$3,850,000 Full possession available for 2012 growing season.

**A WELL LOCATED CONTIGUOUS TRACT OF PLATTE VALLEY IRRIGATED LAND – ACCESS FROM PAVED ROADS.**

***MARSHALL***  
LAND BROKERS & AUCTIONEERS  
OF KEARNEY, INC.

2033 Central Avenue – P.O. Box 261  
Kearney, Nebraska 68847

Miles Marshall, Broker

Office 308-234-6266

Cell 308-233-4384