

LAND FOR SALE

63.6 ACRES

DAWSON COUNTY, NEBRASKA

Location: Next to the north edge of Overton.

Legal Description: A tract being part of the Southwest Quarter of Section 18, Township 9 North, Range 19 West of the 6th P.M., Dawson County, Nebraska.

About the Land: 63.64 Acres, more or less, according to the Dawson County Assessor's records. Consisting of approximately 60 acres of certified irrigated cropland the remainder mostly creek area. Includes 2 registered irrigation wells – one of which has had extensive repairs in recent years. The cropland was seeded to alfalfa in the spring of 2010.

Farm Service Agency Data: Total cropland – 59.9 acres. 49.7 Acre corn base with 52 bu. Direct and CC yield, 5.4 acre soybeans base with 30 bu. Direct and CC yield.

Soil Types: Primarily Cozad silt loam (Cs). Rated as Class I and II soils.

Natural Resources District Information: The land is located in the Central Platte NRD. The certified irrigated acres are 60.

2011 Taxes: \$1,193.70

Possession: Subject to the existing lease through February 28, 2014 (tenant has option to renew for an additional year to February 28, 2015). Contact Miles Marshall for details.

Listing Price: \$259,000

Good Productive Platte Valley Land

MARSHALL
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