

LAND FOR SALE

CATTLE FACILITIES

IRRIGATED CROPLAND & PASTURELAND

DAWSON COUNTY, NEBRASKA

Location: From the Lexington I-80 Interchange, follow Highway 283 south and west for ¾ mile, then 1 mile south on Road 433 and ¾ mile west on Road 751.

Legal Description: A tract being part of Section 25, Township 9 North, Range 22 West and a small tract in the Southwest Quarter of Section 30, Township 9 North, Range 21 West, all in Dawson County, Nebraska

About the Land: Consisting of 64.8 acres of Platte Valley irrigated cropland, 64.4 acres of grassland and 1,500 head cattle feeding/backgrounding lots and processing facilities. Cropland has an 8" irrigation well powered by a 10 HP electric motor.

Cattle Facilities: Exceptionally good quality feeding/backgrounding lots and deluxe cattle processing facilities. Includes 1,560 ft. of concrete fenceline bunks with 20 ft. concrete aprons in the pens, water tanks with large concrete pads, (7) feeding pens, all steel fences, concrete lined bunker silo, submersible well and lagoon. The facility is in excellent condition!

Farm Service Agency Data: 61.6 acre corn base with 135 bu. Direct and CC yield.

Taxes: (estimate by county assessor's office) \$2,890

Price: \$377,000

WELL LOCATED IN THE PLATTE VALLEY – NEXT TO PAVED ROAD ONLY 5 MILES FROM THE TYSON BEEF PLANT IN LEXINGTON AND ONE OF THE LARGEST LIVESTOCK AUCTION MARKETS IN NEBRASKA

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