

DAWSON COUNTY

PIVOT IRRIGATED FARM

119.94 ACRES ±



- . Pivot Irrigated
- . Great Location
- . Low Pumping Costs
- . Tenant in Place

Total Acres: 119.94 +/-

Irrigated Acres: 110.22 Certified Irrigated Acres Central Platte NRD

Total Cropland: 117.8 acres +/- (21.5 acres in alfalfa)

2020 Real Estate Taxes: \$5,603

Base Acres: Corn 92.89, Soybeans 27.19.

Enrolled in ARC Individual

Well Information Per Registration: Drilled 8/9/1954, 925 GPM, 11FT Static, Pumping Level, 48FT, Depth 60FT, 8" Column. Well is a submersible. Tenant owns the pivot

Price & Terms: \$529,000 (\$4,410/Acre) 5% Earnest Deposit with the signing of a purchase agreement.

Located: From Interstate I80 exit 248, 2 miles north. Farm is on the west side. From Overton, use the RR/HWY overpass going south. Located at the bottom of the overpass on the west.

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