

# For Sale

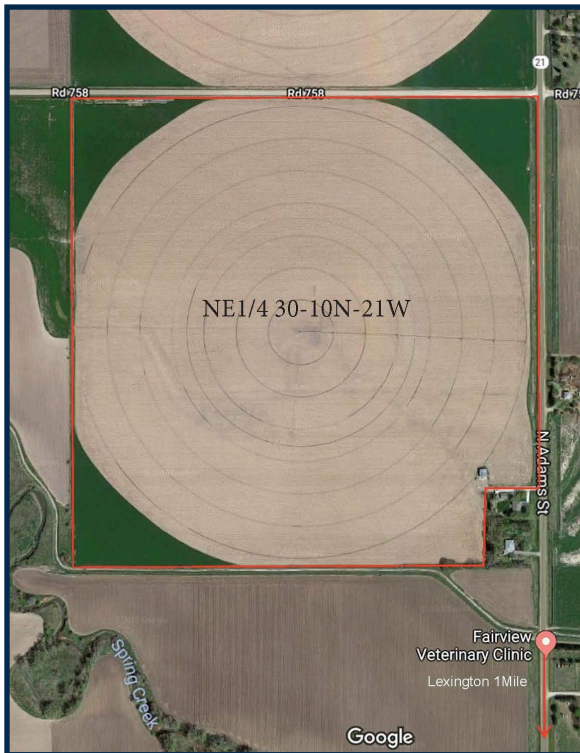
## 151.8 Acres of Dawson County Farm Ground

**Buy Immediately: \$1,250,000**

or

**Bid for Invitation**

**Deadline February 5th, 2019**



**Location:** From Lexington, 1.5 miles North on Hwy 21. Property is located on the South West corner of Hwy 21 and Road 758.

**Legal Description:** NE1/4 of Section Thirty(30), Township Ten (10) North, Range Twenty-one (21) West of the 6th PM Dawson County, Nebraska, EXC 5.69A to ST & EXC 252.7FT x 309.9FT TR SE COR & EXC Rock Subdivision

**Property Description:** Dawson County Assessor 151.8 acres.

**Water:** Registered Irrigation Wells. G-005159 & G-097592

**Soils:** Cozad Silt Loam, 0 to 1 p on 104 acres  
Cozad Silt Loam, 3 to 6 p on 2 acres  
Cozad Silt Loam, 6 to 11 p on 12 acres  
Hall Silt Loam, wet subst on 2 acres  
Wood River Silt Loam on 12 acres  
Rusco Silt Loam, 0-1 p on 16 Acres

**Improvements:** 7 Tower Zimmatic Center Pivot with Electric Motor & 40 x 40 Farm Utility Building

**Taxes:** \$10,189.52 in 2018

**Comments:** Farm lease Expires on February 28, 2020. Current rental rate on 150 acres is \$32,850. Building Rent is \$1,800 per year and can be terminated with thirty days notice.



Tim Nelson, Realtor—308-325-6748

For Information on Bidding or for a Bidding Form, Contact Doran Post & Associates, Inc. or Stop by Our Office.

 **doran post & associates**

Doran Post & Associates, Georgia Evans-Broker—308-324-6992—Fax: 308-324-7432—Email: info@doranpost.com—www.doranpost.com

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