

# LAND FOR SALE

**DAWSON COUNTY, NEBRASKA**

**157.80 +/- ACRES**

**\$950,000**



**DESCRIPTION:** Offered for sale is this well located excellent pivot irrigated farm in southeast Dawson County just two miles northeast of Overton, Nebraska. The County Assessor has a total of 141.19 acres of irrigated cropland; 12.84 acres of dryland cropland and 3.77 acres of roads, trees and waste. There is a total of 157.80 assessed acres. All of the personal property is owned by the seller and goes with the sale of the property. The cropland soils are primarily made up of Rusco and Cozad silt loam soils. The south side of the property lies adjacent to Road 754.

**LOCATION:** The subject property is located in the southeast area of Dawson County, Nebraska just northeast of Overton two miles at the intersection of Road 754 and Road 446.

**LEGAL:** The West Half Southeast Quarter (W2SE4) and the East Half Southeast Quarter (E2SE4) of Section Eight (8), Township Nine (9) North, Range Nineteen (19) West of the 6th P.M. in Dawson County, Nebraska.

**IRRIGATION/WELL INFORMATION:**

**Well #G-010575** - Completion Date: 4/12/1956  
GPM: 1100, Pump Depth: 38 ft., Well Depth: 74 ft.

**Well #G-013899** - Completion Date: 1/10/1958  
GPM: 1200

**Well #G-013900** - Completion Date: 1/10/1958  
GPM: 900

All the Center Pivot equipment and power units are owned by the Seller and go with the property.

**MINERAL RIGHTS:** Full mineral rights sell with the property.

**LEASE TERMS:** 2019 leasehold estate with the current tenant; full possession for the 2020 crop year.

**2018 TAXES:** \$9,520.76

**SALE TERMS:** An earnest deposit and closing date is negotiable with the sellers acceptance of a written Purchase Agreement.



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