

# LAND FOR SALE



## Davis Farm

DAWSON COUNTY, NEBRASKA

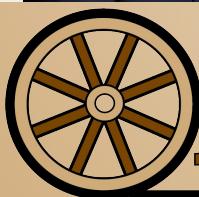


76.04 acres located two miles  
southwest of Lexington, Nebraska



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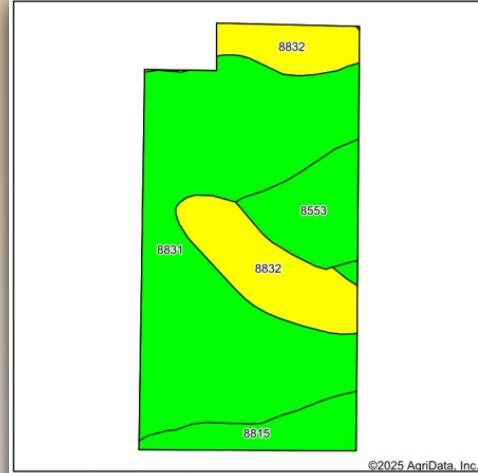
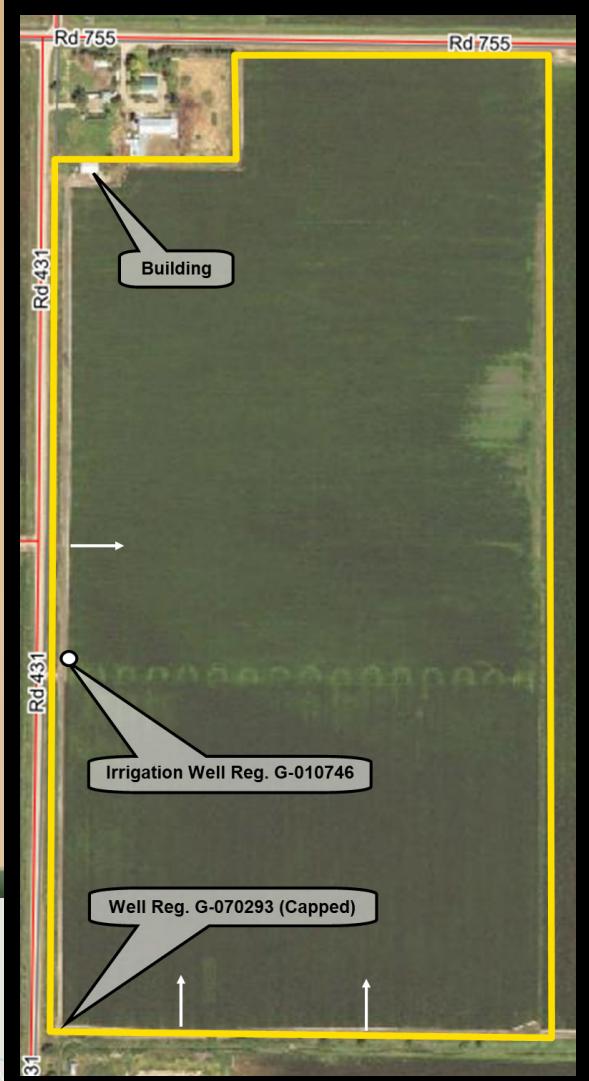
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# Property Maps

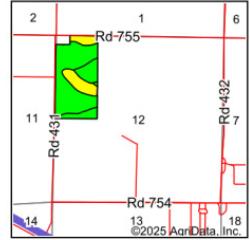


Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 23															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	SRPG	Airfield hay Tons	Airfield hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans	
8831	Gosper loam, 0 to 1 percent slopes	46.43	61.1%		Ilc	I	59	3	6	52	154	35	36	58	
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	15.45	20.3%		IVs	IIIls	40	2	4	39	109	23	3	28	
8553	Silver Creek silt loam, rarely flooded	8.09	10.6%		IIIw	IIIw	51	3	5	52	138	35	28	51	
8815	Cozad silt loam, 0 to 1 percent slopes	6.07	8.0%		Ilc	I	67						57	69	
				Weighted Average		2.51	1.62	54.9	2.6	5	45.2	130.9	29.8	*n 30.1	*n 52

\*n: The aggregation method is "Weighted Average using all components"

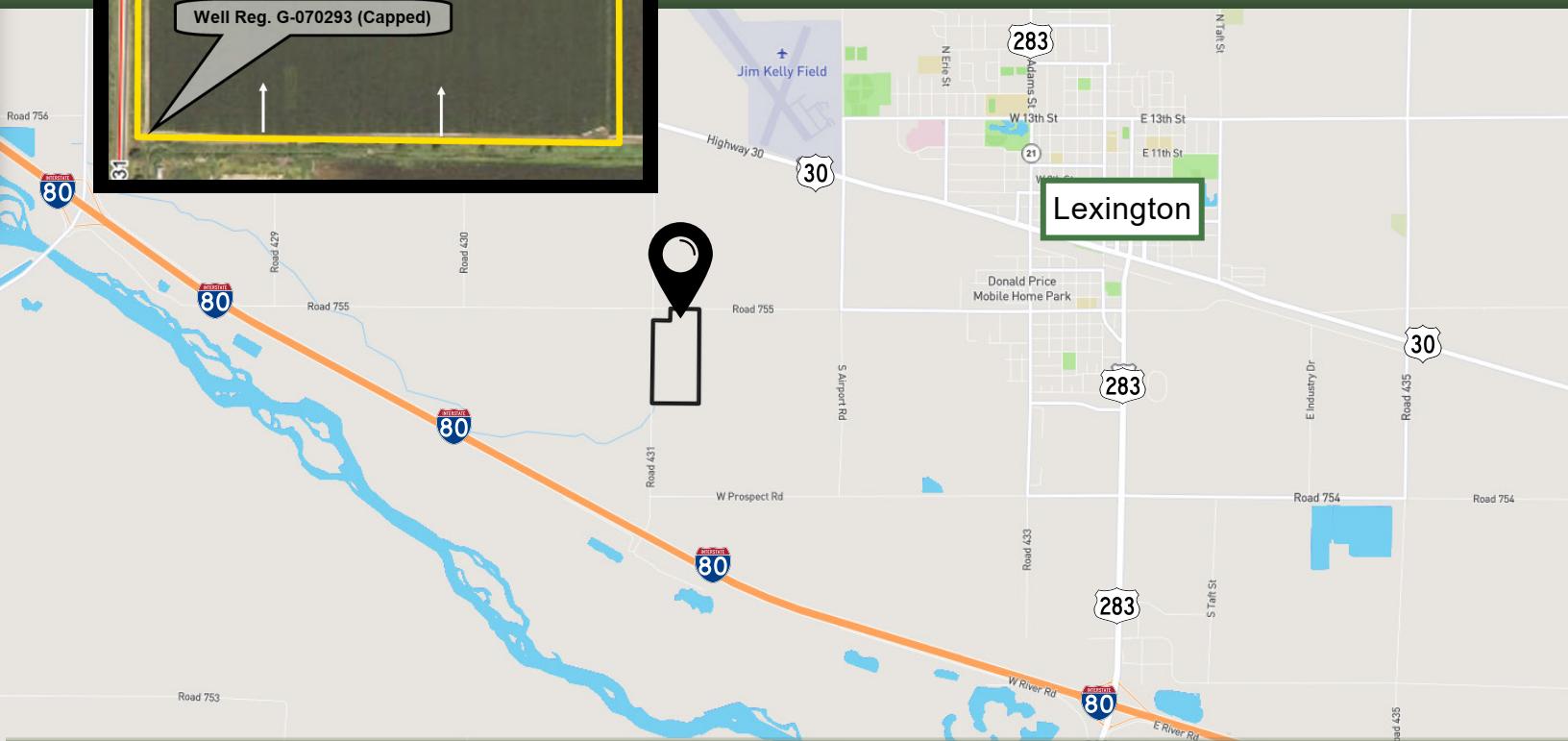
\*c: Using Capabilities Class Dominant Condition Aggregation Method

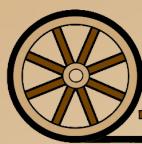


State: Nebraska  
County: Dawson  
Location: 12-9N-22W  
Township: Lexington  
Acres: 76.04



Maps Provided By:  
 **surety**<sup>®</sup>  
 CUSTOMIZED ONLINE MAPPING  
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# Property Information

<b>LEGAL DESCRIPTION:</b>	W1/2 NW1/4 Section 12, T9N-R22W of the 6th P.M., Dawson County, Nebraska, except a tract conveyed by Instrument Recorded Book 146, Page 710 of Records of Dawson County, Nebraska.	
<b>LIST PRICE:</b>	<b>\$620,000</b>	
<b>LOCATION:</b>	Located approximately two miles southwest of Lexington, Nebraska, with Road 755 bordering the north and Road 431 bordering the west.	
<b>TOTAL ACRES:</b>	76.04 tax-assessed acres	
<b>PROPERTY DESCRIPTION:</b>	Dawson County Assessor indicates a total of 76.04 tax-assessed acres. Davis Farm consists of gravity-irrigated cropland with an improvement site that contains a storage building.	
<b>REAL ESTATE TAXES:</b>	2024: \$3,283.34	
<b>BUILDING IMPROVEMENT:</b>	1,200 sq. ft. storage building with metal-covered roof and sides. Flooring is concrete.	
<b>FARM SERVICE AGENCY INFORMATION:</b>	Total cropland: 71.33 acres Government Base Acres: Corn 59.90 acres with PLC Yield of 166 bushels per acre All cropland is considered non-highly erodible by the Natural Resource Conservation Service.	
<b>LEASE/POSSESSION:</b>	Full possession for the 2026 crop year.	
<b>SOILS SUMMARY:</b>	Soils consist primarily of Class I Gosper loam and Cozad silt loam with slopes of 0-1%, along with minor amounts of Class III Silver Creek silt loam and Gosper loam, saline-alkali, with slopes of 0-1%.	
<b>IRRIGATION INFORMATION/ WELL DATA:</b>	Davis Farm is located in the Central Platte Natural Resources District and contains a total of 69.48 certified irrigated acres. Water for irrigation is provided by a recently-drilled electric well. The farm also contains an additional well which is capped. <u>Center Well</u> Well Registration: G-010746 Completion Date: 06/13/2025 @ 600 gpm Well Depth: 180' Static Water: 9' Pumping Level: 85' Column: 8' Pump – Western Land Roller Power Unit – General Electric, 40hp electric motor Control Panel - Eaton	<u>South Well</u> Well Registration: G-0070293 Completion Date: 005/07/1986 Well Depth: 75' Static Water: 6' Pumping Level: 30' (Well is capped.)



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# *Property Photos*

