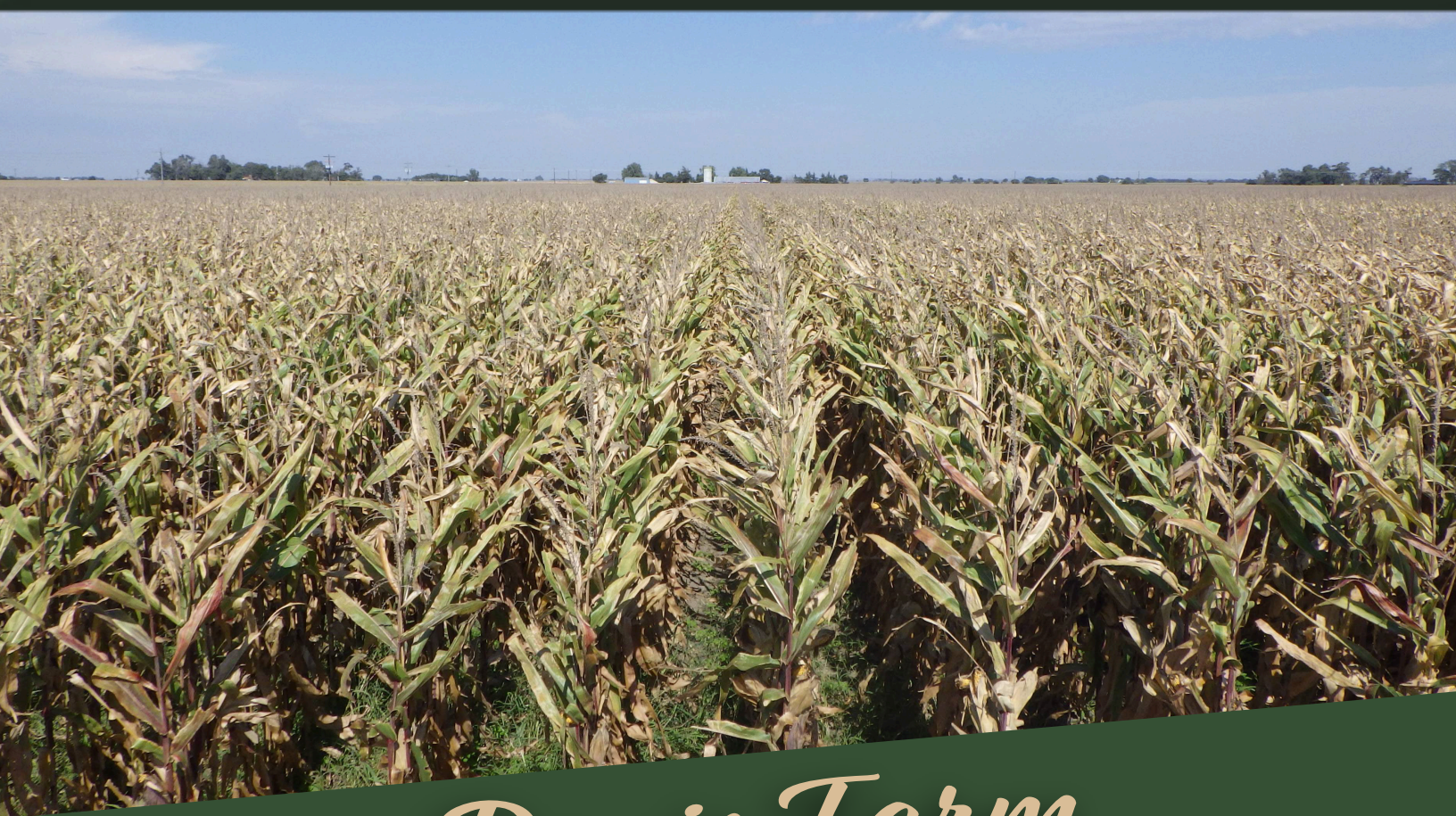


LAND FOR SALE



Davis Farm DAWSON COUNTY, NEBRASKA

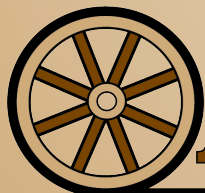


*76.04 acres located two miles
southwest of Lexington, Nebraska*



LISTING AGENT: **C: 308.233.4605**
Bart Woodward **E: Bart@AgriAffiliates.com**

Salespeople: Bryan Danburg, Mike Wilken, Kent Richter,
Bruce Dodson, Chase Dodson, Bonnie Downing, Adam Pavelka,
Dan Muirhead, Faith Correll, Brad Atkins, D.J. Lunkwitz



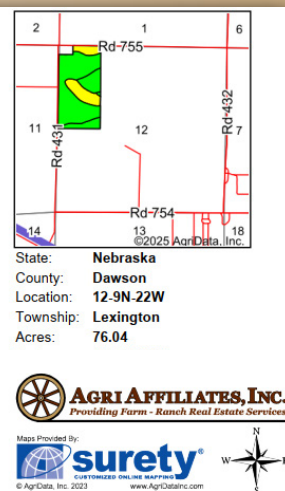
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Property Maps

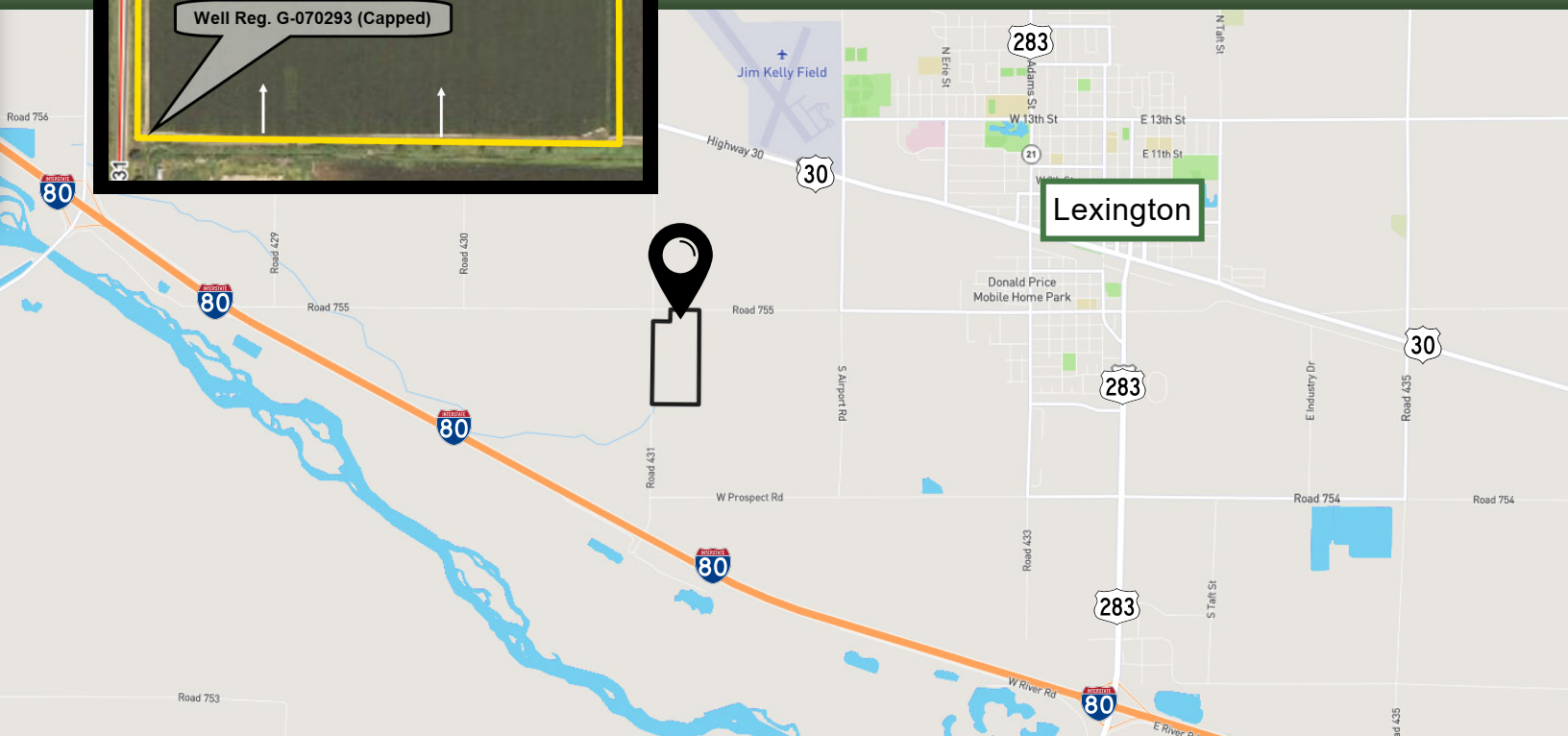


Soils data provided by USDA and NRCS.

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	Alfalfa hay Tons	Alfalfa 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%		IIc	I	59	3	6	52	154	35	36	58
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	15.45	20.3%		IVs	III	40	2	4	39	109	23	3	28
8553	Silver Creek silt loam, rarely flooded	8.09	10.6%		IIIw	IIw	51	3	5	52	138	35	28	51
8815	Cozad silt loam, 0 to 1 percent slopes	6.07	8.0%		IIc	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





Property Information

LEGAL DESCRIPTION:	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.				
LIST PRICE:	\$620,000				
LOCATION:	Located approximately two miles southwest of Lexington, Nebraska, with Road 755 bordering the north and Road 431 bordering the west.				
TOTAL ACRES:	76.04 tax-assessed acres				
PROPERTY DESCRIPTION:	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.				
REAL ESTATE TAXES:	2024: \$3,283.34				
BUILDING IMPROVEMENT:	1,200 sq. ft. storage building with metal-covered roof and sides. Flooring is concrete.				
FARM SERVICE AGENCY INFORMATION:	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.				
LEASE/ POSSESSION:	Full possession for the 2026 crop year.				
SOILS SUMMARY:	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%.				
IRRIGATION INFORMATION/ WELL DATA:	<div>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.</div> <table><tr><td><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</td><td><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.)</td></tr></table>			<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

