



COZAD IRRIGATED PIVOT QUARTER



A productive pivot irrigated quarter near Cozad.

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PROPERTY HIGHLIGHTS

List Price **\$1,590,000**

Location 6 miles North on Road 420 & 2.5 miles West on Road 768

Legal Description

SW 1/4 Section 35- Township 12- Range 24 West of 6th P.M. Dawson County Nebraska.

Acres 159.95± Acres | 142.23 CIA's

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **TBD**

Well Info

Cozad Farm: Well Reg # G-045580

Property Summary

This Cozad Farm is located approximately 6 miles Northwest of Cozad and the property consists of 99% very productive Class I and II Hord and Cozad Silt loam soils. There are 142.23 Certified Irrigated Acres in the Central Platte NRD. The Gothenburg canal runs through the property and the pivot crossings are very well built and allow for the pivot to make a full circle. The farm is watered by a 7 tower Reinke electric pivot with a turbine pump. The pivot is controlled by a Valley ICON panel box. There are several risers on the South end of the farm that allow gravity irrigation for the pivot corners. The water for the pivot corners is supplied by the irrigation canal and small pump on the property. This farm has good gravel county road access on 2 sides. There is an existing lease in place that runs through March of 2024.

FSA Info:

Base acres:

Effective DCP Cropland: 147.19 acres

Corn 135.6 PLC Yield 152

Wheat .6 PLC Yield 40

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LOCATION MAP



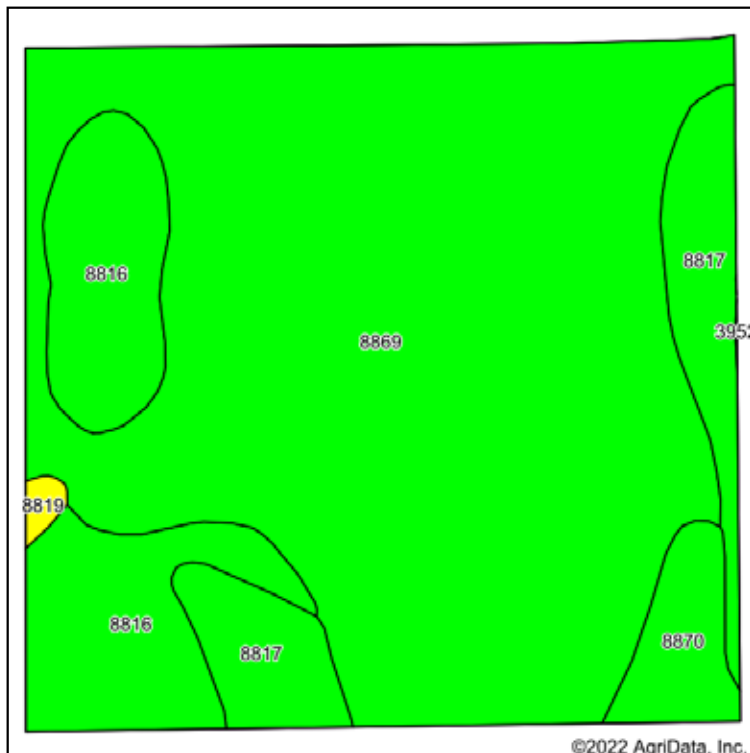
Boundary lines are estimates - Map for illustration only

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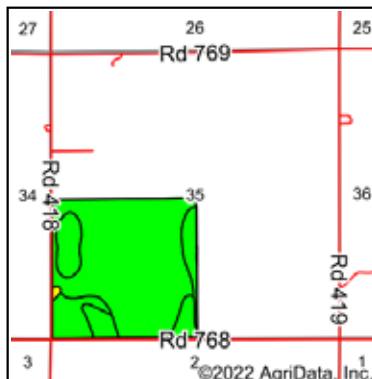
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SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Dawson**
 Location: **35-12N-24W**
 Township: **German**
 Acres: **154.56**
 Date: **6/27/2022**



Area Symbol: NE047, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
8869	Hord silt loam, 0 to 1 percent slopes	111.16	71.9%		> 6.5ft.	IIc	Iw	73					74
8816	Cozad silt loam, 1 to 3 percent slopes	23.47	15.2%		> 6.5ft.	Ile	Ile	66	3	51	51	38	61
8817	Cozad silt loam, 3 to 6 percent slopes	13.90	9.0%		> 6.5ft.	IIc	I	64					70
8870	Hord silt loam, 1 to 3 percent slopes	5.39	3.5%		> 6.5ft.	Ile	Ile	72					73
8819	Cozad silt loam, 6 to 11 percent slopes, eroded	0.64	0.4%		> 6.5ft.	IVe	IVe	60					61
Weighted Average						2.01	1.20	71	0.5	7.7	7.7	5.8	*n 71.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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