



FARM FOR SALE
284.87 Acres +/-
Dawson County
Nebraska
\$7,500/acre



3 Electric Wells with 3 – 7 Tower Zimmatic Pivots are All Electric. 1 Mile of UPRR Frontage.

Address & Directions: 3 miles west of Overton, NE s/w of Overton Golf Club on Road 441 s/w side of tracks

This beautiful farm with 284.87 acres includes 239 Certified Irrigated acres with 42 acres dryland. **Farm redeveloped 2014 for proper drainage and maximum benefit to Farmer.** Rebuilt or new wells and pumps in 2014. The 2005 Zimmatic Pivots are in excellent condition. Serviced by Landmark Water in Lexington. Soil, well, pivot, & yield reports for 2016 available. This farm needs to be seen and walked as it lays out different than any pre-2014 satellite photos. This farm had manure spread throughout in early 2015. Corn planted in 2016. Beans in 2015. Forget about the past... This is a Nice Farm!! Road access on both sides.



Legal: All Land lying south of the UP RR right of way in 16-9-20 and N/E ¼ of 21-9-20 except 18 acre farmstead, Dawson County, NE Please note: The farmstead is not owned by the Seller & is not available!

Terms: Cash - No Owner Carry. Buyer possession for 2017 Crop Season. Seller will pay all taxes due at time of closing based on most recent mill levy and assessment. Seller owns all equipment attached to property and will issue a Bill of Sale for that equipment at time of Closing. Seller retains the right to refuse any Purchase Offer. Multiple Farmers will Lease if Investor needs a quality tenant.



Mike McCann

Both #'s ring into my cell: **308-627-3700 or 800-241-3940**

View more info on this property at www.mikemccann.com

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions.