



**FARM FOR SALE**  
**284.87 Acres +/-**  
**Dawson County**  
**Nebraska**  
**\$ 2,136,525.00**  
**(\$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

One mile of Union Pacific Railroad mainline access. 5 miles from Interstate 80 located in the middle of the United States. 5 hours to Denver or Kansas City. 4 miles to Lexington, NE. Road access to US Highway 30 on both sides. Can be developed for large industrial or commercial. Ground water rights with 239 Certified Irrigated acres with 42 acres tillable dryland. Rebuilt or new wells and pumps in 2014. The 2005 Zimmatic Pivots are in excellent condition. Soil, well, pivot, & yield reports are available. This farm needs to be seen and walked as it lays out different than any pre-2014 satellite photos. Redeveloped in 2014 for maximum yields and usage. Corn planted in 2016 and 2018. Beans in 2017. Easy to plant and harvest. 250 Bushel corn!!



**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 - Buyer to close in 2019. 2019 Crop, if planted, subject to negotiations. Seller will pay all taxes due at time of closing for previous crop season, if any. 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 Offer. Seller is willing to lease back tillable crop ground.



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

**View more info on this property at [www.mikemccann.com](http://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.

**Mike McCann**