



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



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 tillable 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 are 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 '16 and '18 to be corn. Beans in 2017. Easy to plant and harvest. This is an excellent farm. Road access on both sides. One mile of Union Pacific Rail Road mainline access. 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 2018. Seller retains 2018 Crop with closing 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 Purchase Offer.



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.

Mike McCann

Will sell to Investor for \$6,200 and rent back at \$310/acre.

Sales Price: \$1,780,437

Rent: $284.87 \times 310 =$ \$88,309

Taxes: 2018 (\$15,476)

Misc expenses: (\$2,000)

Net Profit: \$70,834.00

Rent Paid: 50% on March 15th and 50% on Nov 1st each year.

Close after August 1, 2018 with owner possession following 2018 crop season harvest.

Minimum 3 year leaseback to current owner. If property is professionally managed, property to be managed by Mike McCann with Mach1 Realty, Kearney, NE.

Tenant pays first \$2,000 in repairs to wellheads and pivots to cover items such as flat tires, broken end gun, etc.