

LAND FOR SALE



Darr Prairie & Recreation

DAWSON COUNTY | NEBRASKA

626 +/- acres of pasture, meadow, and recreation land just south of the Platte River!



LISTING AGENT:

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Providing Farm & Ranch Real Estate Services

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PROPERTY INFORMATION

LOCATION: From Darr Exit on I-80 (Exit 231) go 3 miles west on paved Road 755 and north 1 1/2 miles on minimum maintenance Road 425.

LEGAL DESCRIPTION: Subject to Survey - **Parcel 1:** N1/2 less tract in the NE1/4 Section 35-T10N-R23W of the 6th P.M., Dawson County, Nebraska. **Parcel 2:** Tract in the NE1/4 Section 35 and part of the S1/2 Section 26 all in T10N-R23W of the 6th P.M., Dawson County, Nebraska.

ACRES & TAXES: **Parcel 1:** +/- 341.00 acres; 2022 taxes payable in 2023 - estimated \$6,171.00
Parcel 2: +/- 285.00 acres; 2022 taxes payable in 2023 - estimated \$5,030.00

PARCEL IDS: 240065174, 240057732, 240057813, 240057902, & 240057643

SOILS: **Parcel 1:** Primarily Class VI Platte loam and Class III Alda loam
Parcel 2: Primarily Class VII Gothenburg soils, frequently flooded

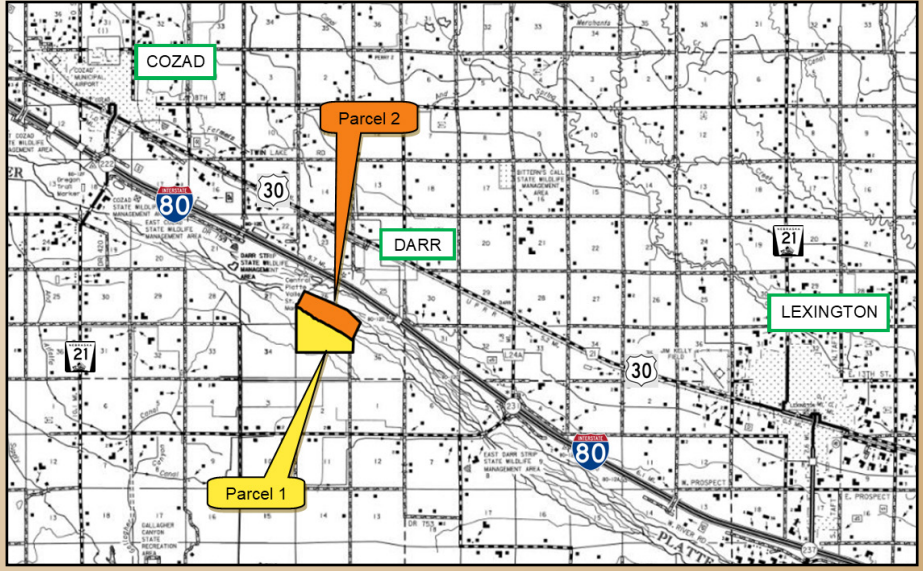
PRICE: **Parcel 1: \$1,076,250** **Parcel 2: \$1,923,750**

FARM SERVICE AGENCY INFORMATION: **Parcel 1:** Records indicate total cropland of 156.17 acres with corn base of 23.00 acres having a PLC yield of 129.00 bu per acre, 36.90 acres having a PLC yield of 105.00 bu per acre, soybean base of 2.10 acres with a PLC yield of 47.00 bu per acre, and sorghum base of 35.60 with a PLC yield of 82.00 bu per acre.

FENCING: 4-strand barbed wire on wood posts, except along the east boundary.

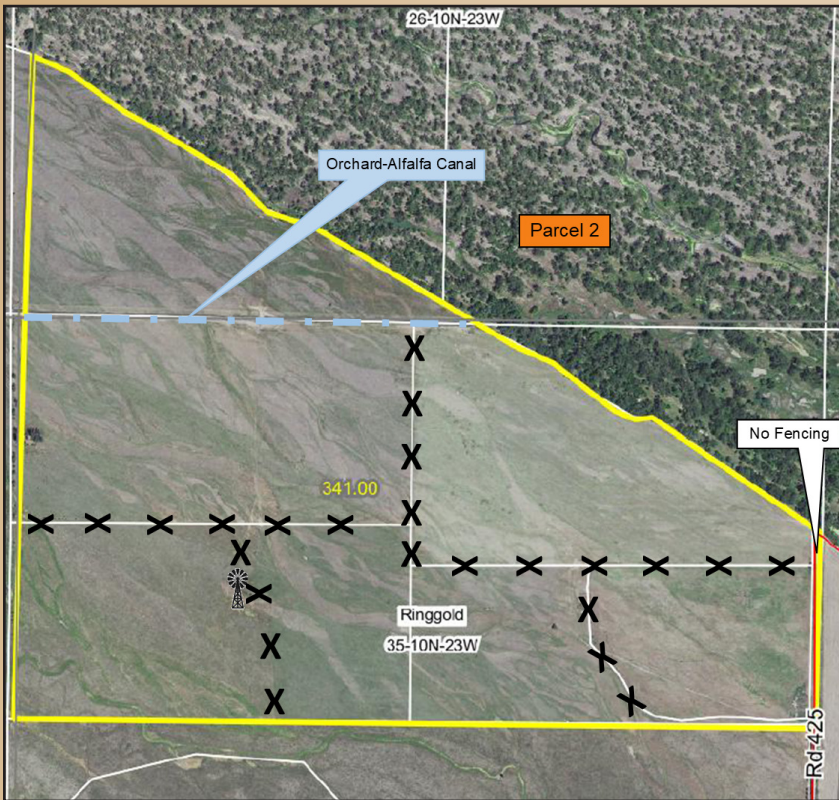
LIVESTOCK WATER: A windmill is present on the property, but it has not been utilized in recent years. The Orchard-Alfalfa Canal is currently utilized for water to the north pastures.

COMMENTS: Entire property has recently been utilized as sub-irrigated pasture ground with cross fencing and meadow. If purchased separately, exact acres are subject to survey. The Orchard-Alfalfa Canal bisects the north portion of **Parcel 1** before crossing into **Parcel 2** and emptying into the Platte River.



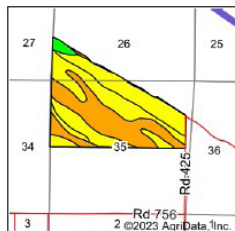
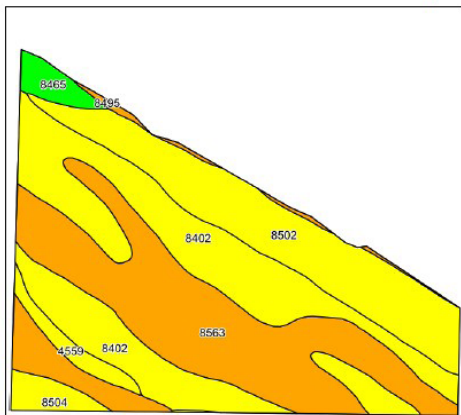


PARCEL 1



Parcel 1 is cross fenced into six pastures/meadows.

Soils Map



State: Nebraska
 County: Dawson
 Location: 35-10N-23W
 Township: Ringgold
 Acres: 341
 Date: 9/19/2023

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Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 20

Code	Soil Description	Acres	Percent of Field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/ac/yr)	SRPG	Corn Bu	Corn Irrigated Bu	% NCCPI Overall	% NCCPI Corn	% NCCPI Soybeans
8563	Platte loam, occasionally flooded	122.11	35.8%		Vw	IVw	4703	30		87	22	19	17
8402	Alda loam, rarely flooded	117.06	34.3%		IIIw	IIIw	4851	27	49	137	30	21	30
8502	Lex loam, rarely flooded	73.92	21.7%		IIIw	IIIw	4910	34	52	135	29	24	26
8504	Lex loam, saline-alkali, rarely flooded	8.52	2.5%		IVs	IIIs	3440	35	46	108	23	3	14
4559	Salia loamy fine sand, 0 to 3 percent slopes	8.15	2.4%		IVw	IVw	4016	24		50	22	13	21
8495	Gibbon loam, rarely flooded	7.83	2.3%		IIw	IIw	5302	52	71	146	58	37	58
8495	Gothenburg soils, frequently flooded	3.41	1.0%		VIIw		0	20			16	10	14
Weighted Average					4.14	*	4717.4	30.2	30.9	114.7	*n 27.1	*n 20.6	*n 24.3

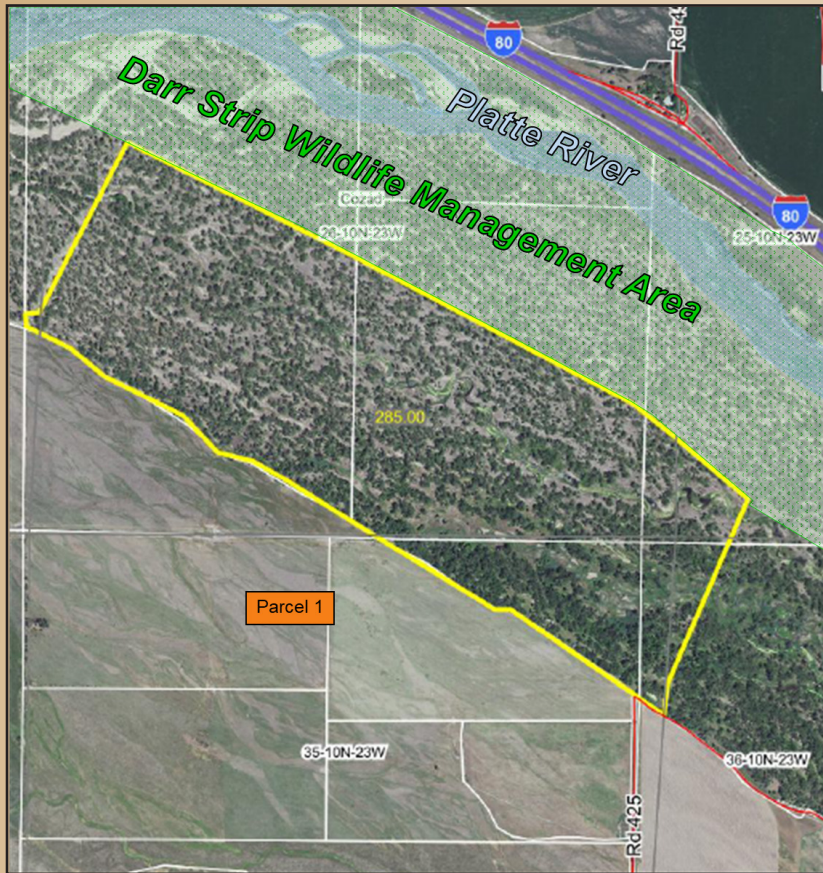
*n: The aggregation method is "Weighted Average using all components"

°c: Using Capabilities Class Dominant Condition Aggregation Method

*: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

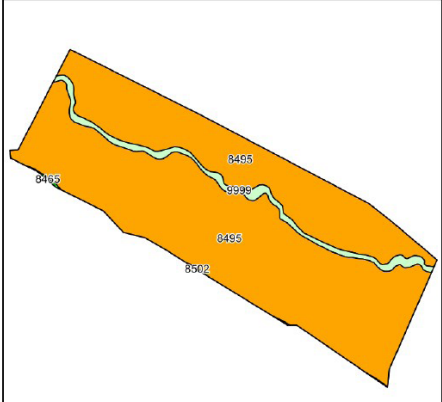
Soils data provided by USDA and NRCS.

PARCEL 2



Parcel 2 currently has a hunting lease in place which expires March 1, 2024.

Soils Map



State: **Nebraska**
 County: **Dawson**
 Location: **26-10N-23W**
 Township: **Cozad**
 Acres: **285**
 Date: **9/19/2023**

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Com Bu	Com Irrigated Bu	°n NCCPI Overall	°n NCCPI Corn	°n NCCPI Soybeans	
8495	Gothenburg soils, frequently flooded	271.11	95.1%		Vllw			0	20		16	10	14	
9999	Water	13.29	4.7%					0	0					
8485	Gibbon loam, rarely flooded	0.31	0.1%		llw	llw	5302	52	71	146	58	37	58	
8502	Lex loam, rarely flooded	0.29	0.1%		lllw	lllw	4910	34	52	135	29	24	26	
Weighted Average								10.8	19.1	0.1	0.3	°n 15.3	°n 9.6	°n 13.4

*°n: The aggregation method is "Weighted Average using all components"
 °c: Using Capabilities Class Dominant Condition Aggregation Method
 °n: Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 °l: Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.

