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A-22189



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# PASTURE FOR SALE

**189.42± Acres, Dixon County, Nebraska**

OFFERED AT  
**\$1,534,302**

## Highlights:

- Right off Highway 20
- Farmed in past years
- Water for livestock



For additional information, please contact:

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## Property Information

## Directions to Property:

57990 Highway 20, Dixon, Nebraska.

## Legal Description:

S1/2 NE1/4 and TL 3 SEC. 27-29-4, 189.42 acres,  
Dixon County, Nebraska.

## Property Description:

Three year lease left on property, expires February 28, 2029. Buyer will consume and honor lease. Call for more details.

Pasture has water at a couple different areas for splitting up pasture for better grazing.

Tenant to help take care of new cedars coming up on pasture.

Farm was row crop in 1994 and then put to grass for pasture use.

Located on property: old house that is non-livable, barn, and small shed.

## Farm Data:

Pasture 189.42 acres

## Improvements:

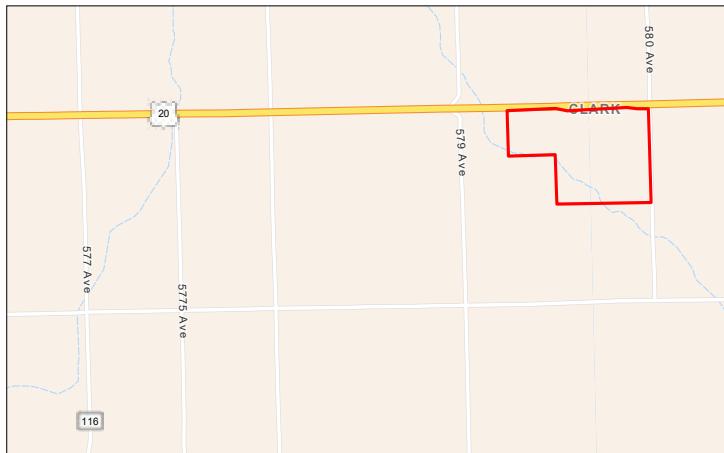
Cedar trees removed.

## 2025 Taxes:

\$4,271.96

## Price:

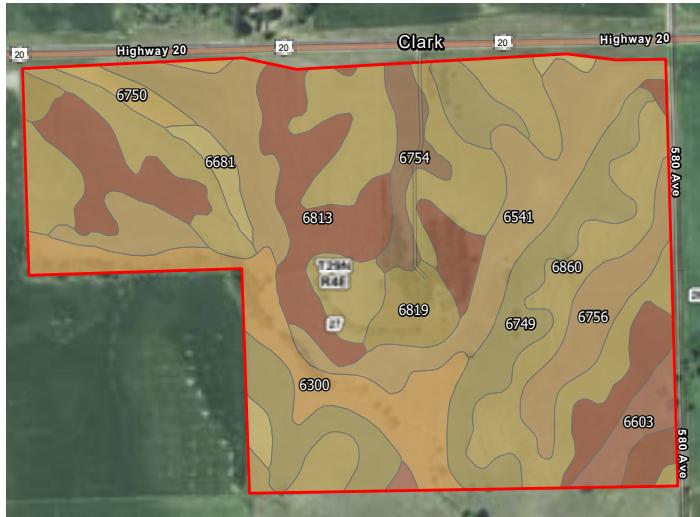
\$1,534,302



## Aerial Map



## Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	4e		54.3
6813	Moody silty clay loam, 6 to 11 percent slopes	3e	4e	32.4
6541	Maskell loam, 2 to 6 percent slopes	2e	3e	31.3
6749	Nora silt loam, 11 to 17 percent slopes	4e		24.6
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	2w	2w	16.4
6756	Nora silt loam, 6 to 11 percent slopes, eroded	3e	4e	8.4
6819	Moody-Leisy complex, 6 to 11 percent slopes	3e	4e	5.9
6754	Nora silt loam, 2 to 6 percent slopes, eroded	2e	3e	5.2
6603	Alcester silty clay loam, 2 to 6 percent slopes	2e	3e	4.7
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	6e		3.8
6750	Nora silt loam, 11 to 17 percent slopes, eroded	4e		2.7
				189.7

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.