



## GOTHENBURG PIVOTS ESTATE PLANNING SALE



A well-maintained Dawson County farm with high yields.

LINDSEY FEUERBORN

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$4,523,750**

**Location** Gothenburg, NE 69138

**Legal Description** 31-12N-25W, 28-12N-25W

**Acres** 382±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$18,554.62**

## Property Summary

This is a tremendously well built and maintained Dawson County Farm! This Owner Operator has put years of focus on building healthy soils and it shows. This farm produces high yields and had the lab reports that back it up. As per County Assessor information, these parcels combine for an approximate 382 irrigated acres. There are two Valley Center pivot corner systems and electric well motors. The owner has steadily improved this farm every year he has owned it. While he is prudently selling for estate planning reasons, offers that allow for a five or ten year leaseback will be given favorable consideration.

### Irrigation Equipment Included:

On Section 28: SW  $\frac{1}{4}$  and Pt W $\frac{1}{2}$ SE $\frac{1}{4}$

7 Tower Valley Center pivot corner system plus "tag tower", LP on drops, GE 100 hp. Electric well motor Mo. SK404DBD08B S/N 2RDC01267B

10" Western Land Roller Irrigation pump no Cerus variable rate control system

Underground pipe and control wire from well to pivot point.

Near new 3 hp submersible irrigation well near the west line. Underground drip irrigation system for the west corners is no longer serviceable.

Near new submersible well in older well casing near the northwest corner and no longer serviceable underground drip irrigation system for the east end of the field.

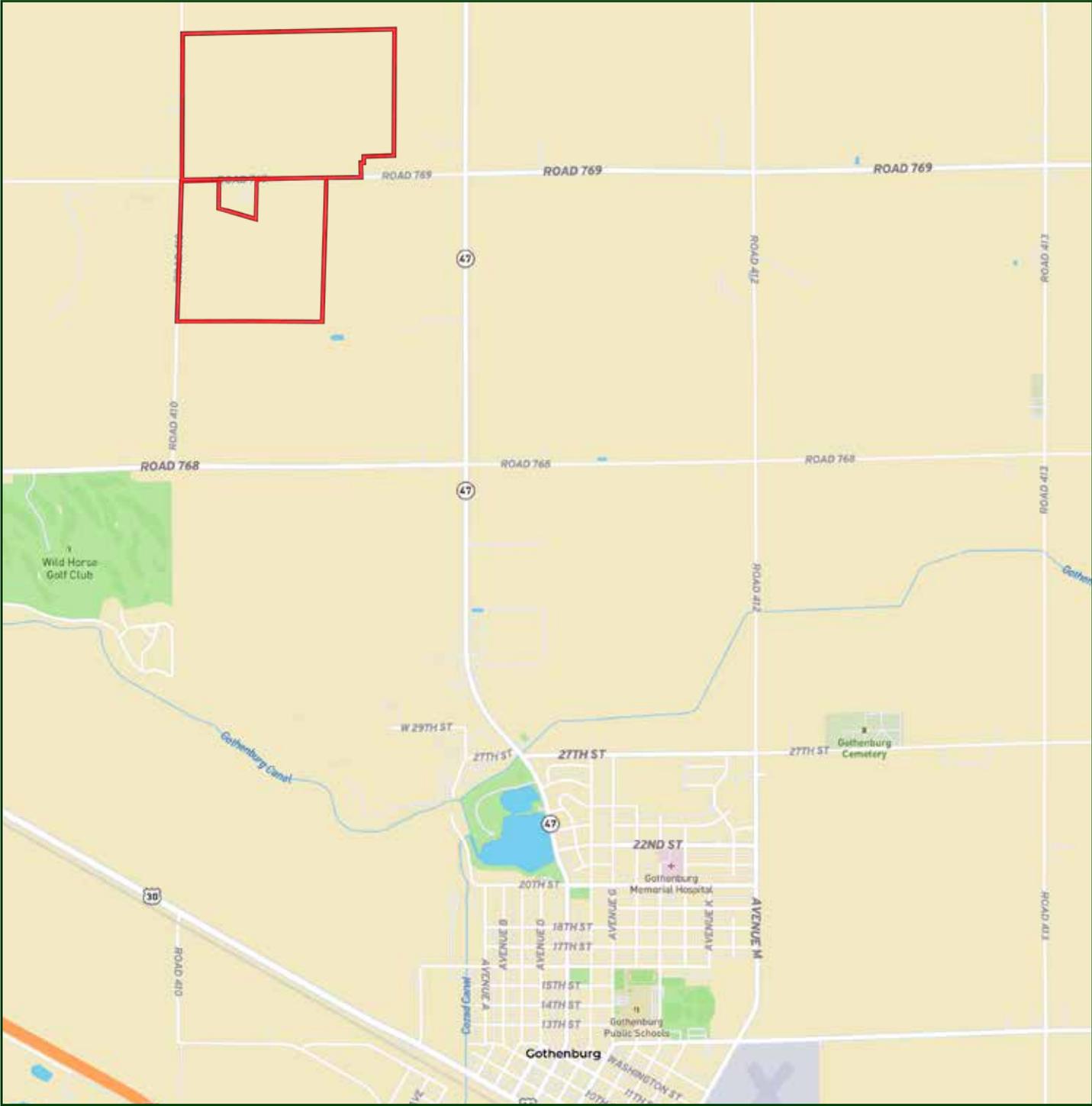
Section 33: Pt. NW  $\frac{1}{4}$

7 Tower Valley Center pivot corner system with sprinklers on drops. 75 hp submergible pump and motor, ABB variable rate control system, Underground pipe and control wire from well to pivot point.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP

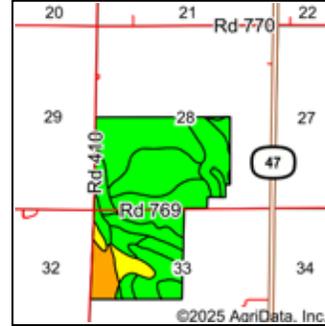
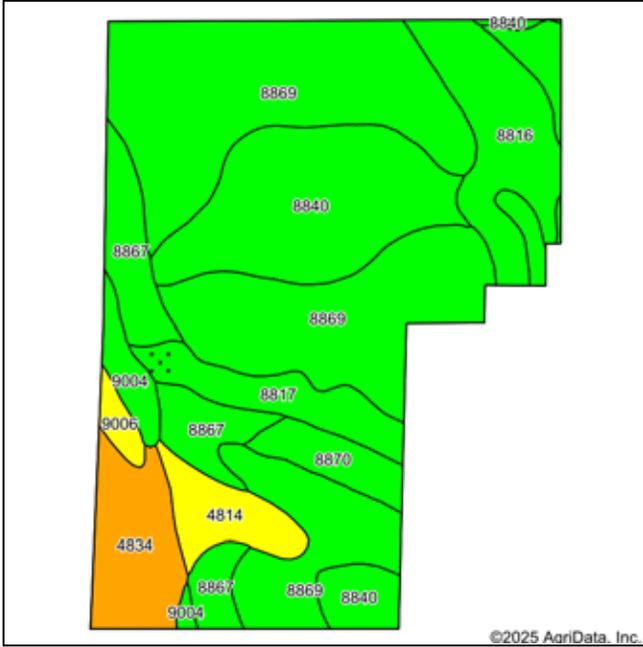


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# SOILS MAP

Soils Map



State: **Nebraska**  
 County: **Dawson**  
 Location: **28-12N-25W**  
 Township: **German**  
 Acres: **395.96**  
 Date: **10/10/2025**



Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans	
8869	Hord silt loam, 0 to 1 percent slopes	173.34	43.7%		IIc	Iw	73					74	
8840	Hall silt loam, 0 to 1 percent slopes	68.91	17.4%		IIc	Iw	70	4	68	65	42	66	
8816	Cozad silt loam, 1 to 3 percent slopes	34.76	8.8%		Ile	Ile	66					69	
8867	Hord fine sandy loam, 1 to 3 percent slopes	32.18	8.1%		Ile	Ile	69	3	59	55	34	61	
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	25.25	6.4%		VIe		24	1	1			18	
8817	Cozad silt loam, 3 to 6 percent slopes	22.82	5.8%		IIc	I	64					69	
4814	Valentine loamy fine sand, 0 to 3 percent slopes	14.86	3.8%		IVe	IVe	28	1	1			21	
8870	Hord silt loam, 1 to 3 percent slopes	11.38	2.9%		Ile	Ile	72					72	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	8.44	2.1%		Ile	Ile	56					37	
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	4.02	1.0%		IVe	IVe	52					51	
<b>Weighted Average</b>							<b>2.35</b>	<b>65.6</b>	<b>1</b>	<b>16.7</b>	<b>15.8</b>	<b>10.1</b>	<b>*n 64.2</b>

\*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.

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# PROPERTY IMAGES



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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