

LAND FOR SALE

Perkins County Line Pivot



Location:

The property sits on the Perkins County line 12 1/2 miles north of Grant, Nebraska or 7 miles south of Ogallala, then 4 miles west on Road West 20, then 1 mile south on Road West D.

Legal Description:

NE1/4 Section 19-T12N-R39W of the 6th P.M., Perkins County, Nebraska.

Acres:

160.39 tax assessed acres

Taxes:

2016 real estate taxes payable in 2017 - \$4,653.18

Land Use:

130 acres pivot irrigated and 25.7 acres dry cropland pivot corners.

FSA Info:

160.28 acres cropland; Corn Base 74.49 Ac at 151 Bu; Wheat Base 43.6 Ac at 64 Bu; Oats Base 0.68 Ac at 43 Bu; Soybeans Base 7.97 Ac at 51 Bu; Barley Base 1.52 Ac at 37 Bu; Grain Sorghum Base 0.33 Ac at 34 Bu; Sunflower Base 0.51 Ac at 744 lbs.

Water:

Well Registration #G-050202; 130 Certified Irrigated Acres in the Upper Republican NRD with 143 inches per acre remaining allocation.

Soils:

86% Class I & II Kuma and Santanta loam and silt loam soils.

Improvements & Equipment:

10 tower Zimmatic pivot with wobblers on drops, 100 HP US Electric motor, Johnston pump. Grain bin in northeast pivot corner considered unusable.

Price:

\$795,000

Comments:

Great pivot quarter with excellent soils located in a very progressive farming community.

Contact:

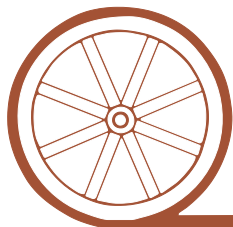
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Don Walker, Brian Reynolds



Bruce Dodson,
Listing Agent

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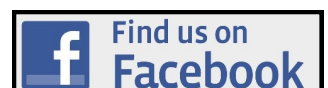
North Platte, NE 69103

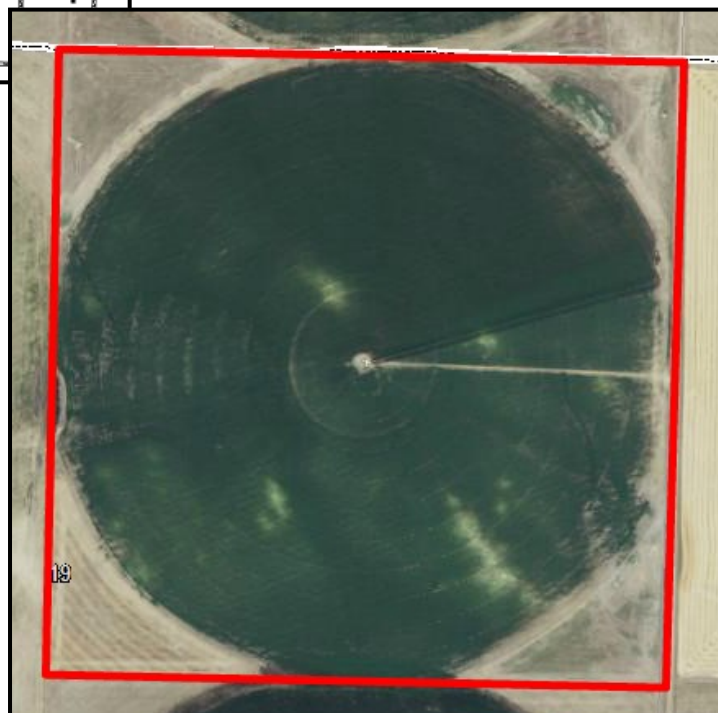
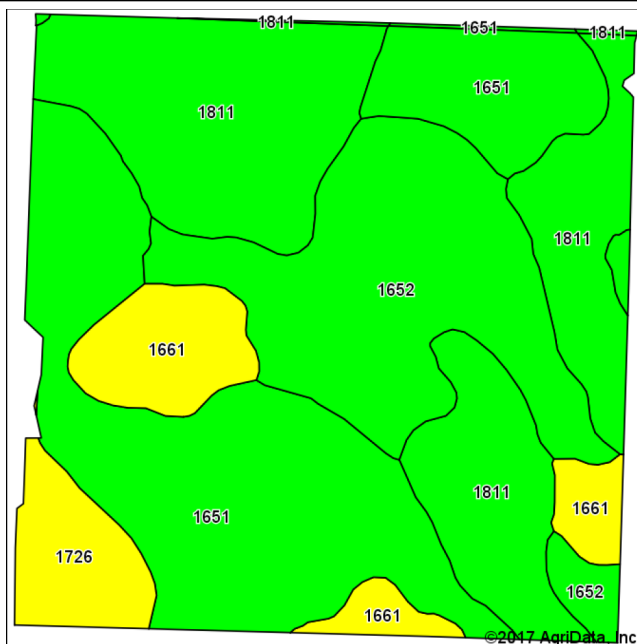
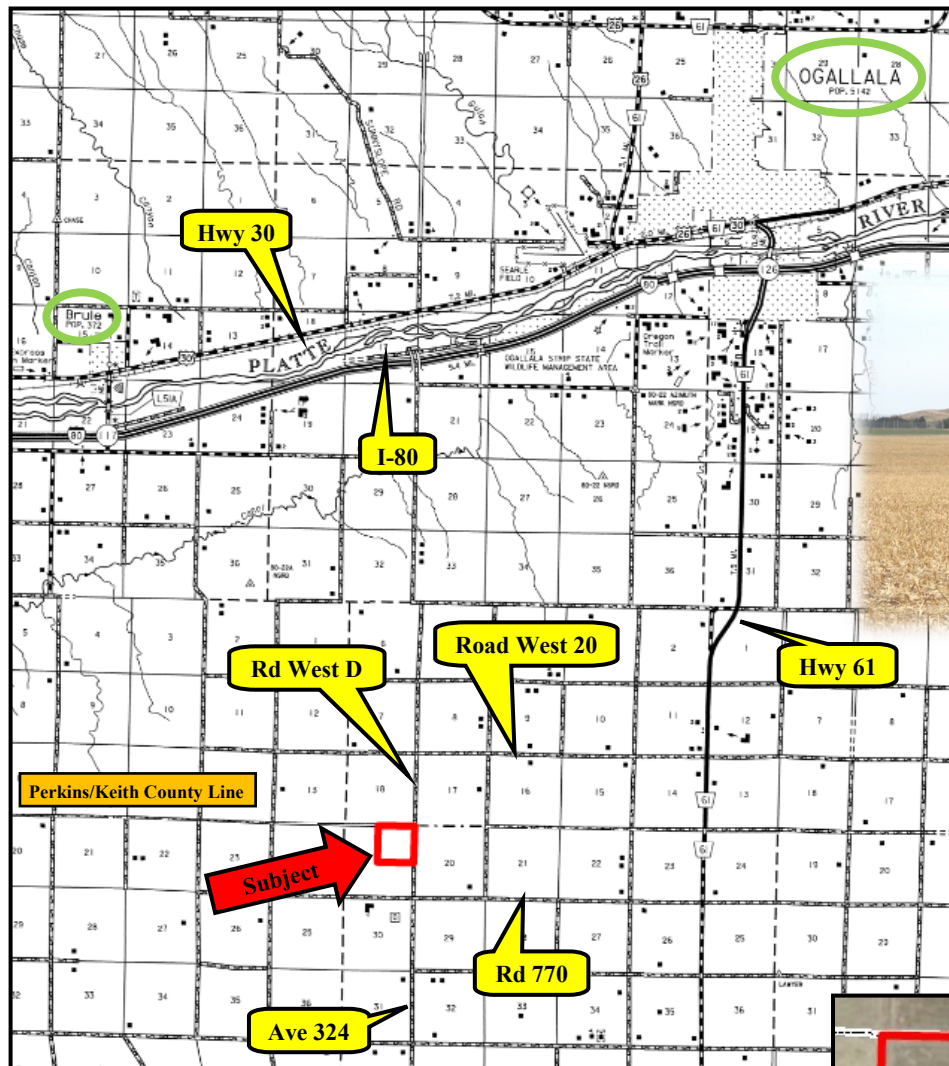
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c
1651	Kuma loam, 1 to 3 percent slopes	52.60	32.8%		> 6.5ft.	Ile	Ile
1811	Satanta loam, 1 to 3 percent slopes	49.77	31.1%		> 6.5ft.	Ile	Ile
1652	Kuma silt loam, 0 to 1 percent slopes	36.36	22.7%		> 6.5ft.	Ilc	Iw
1661	Lodgepole silt loam, frequently ponded	13.16	8.2%		0ft.	IIIw	IVw
1726	Rosebud loam, 1 to 3 percent slopes	7.85	4.9%		> 6.5ft.	IIIe	IIIe
1651	Kuma loam, 1 to 3 percent slopes	0.28	0.2%		> 6.5ft.	Ile	Ile
1811	Satanta loam, 1 to 3 percent slopes	0.26	0.2%		> 6.5ft.	Ile	Ile