

# LAND FOR SALE

## Madrid Cropland & CRP



### Location:

The property is located in north central Perkins County, Nebraska, just 12 miles south of I-80 Roscoe exchange, or 8 miles north and 2 miles west of Madrid, NE.

### Legal Description:

Part of E1/2, except a 6.4 acre tract in the NW corner, Section 1-T11N-R38W of the 6th P.M., Perkins County, NE.

### Acres:

313.6 estimated tax assessed acres, containing 264 acres of non-irrigated cropland, 39 acres of trees and shrubs, with the balance in roads.

### Taxes:

2015 estimated taxes payable in 2016 - \$3,828

### Land Use:

Fields in dryland rotation, tree and shrub rows provide excellent wildlife habitat. CRP contracts run through 2031 with a payment of \$2,537 per year.



### Price:

**\$549,000 REDUCED PRICE**

### Comments:

This productive cropland has excellent soils and is in an eco-fallow rotation. The 2016 corn yield was 121.5 bu/acre. The CRP payments are \$65/acre.

### Contact:

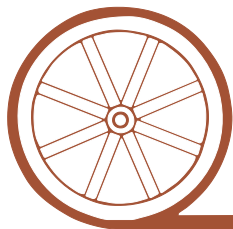
**Bruce Dodson; Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Jerry Weaver, Mike Polk, Chase Dodson, Tony Eggleston,  
Don Walker, John Childears

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Bruce Dodson,**  
Listing Agent

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

*...Providing Farm - Ranch Real Estate Services...*

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

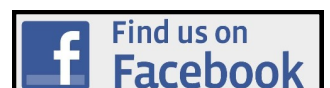
North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.







The 2016 corn yield was 121.5 bu/acre.

**Wildlife:** The fields with tree and shrub rows hold abundant wildlife, offering wildlife viewing and excellent hunting opportunities. Wildlife include deer and upland gamebirds.

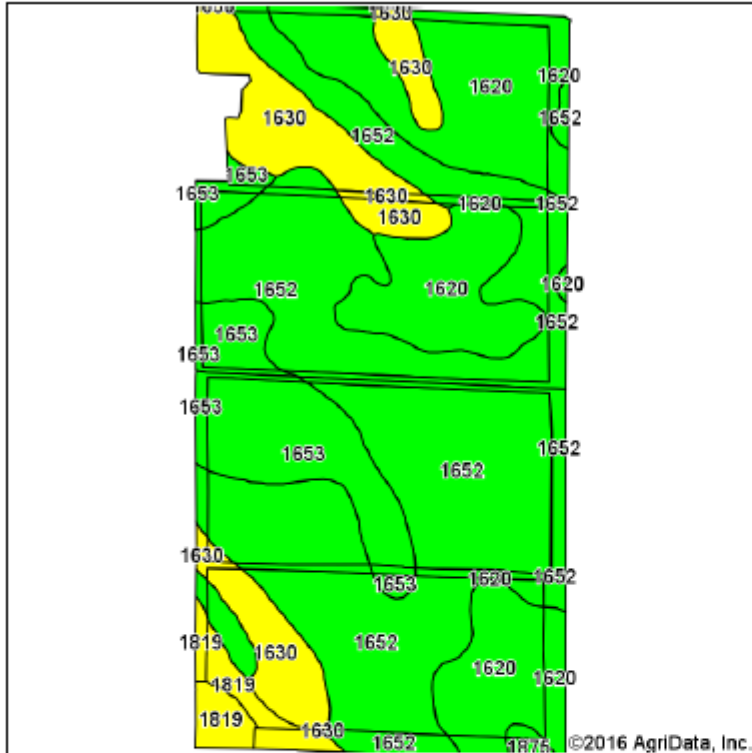


**Recreation:** The configuration of fields and cover offer excellent opportunities for working and training trial or hunting dogs. Historically, an upland gamebird outfitting business was operated on the property.

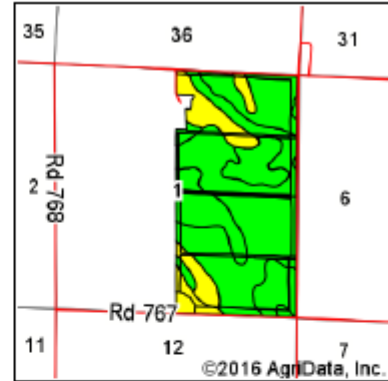


The annual CRP payments are \$65/acre.

## Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Perkins**  
 Location: **1-11N-38W**  
 Township: **Eckery**  
 Acres: **309.26**  
 Date: **9/19/2016**



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Maps Provided By:



Area Symbol: NE135, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	Winter wheat	
1652	Kuma silt loam, 0 to 1 percent slopes	149.26	48.3%			Ilc	Iw	2378	39
1620	Keith silt loam, 1 to 3 percent slopes	77.62	25.1%			Ile	Ile	1796	
1630	Keith silt loam, 3 to 6 percent slopes, eroded	37.48	12.1%			IIle	IIle	1798	25
1653	Kuma silt loam, 1 to 3 percent slopes	33.90	11.0%			Ile	Ile	2372	38
1819	Satanta very fine sandy loam, 3 to 6 percent slopes	9.54	3.1%			IIle	IIle	2470	28
1875	Woody fine sandy loam, 0 to 3 percent slopes	1.46	0.5%			Ile	Ile	2078	30
Weighted Average							2162.4	27	

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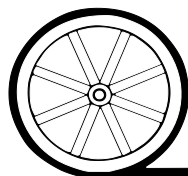
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**Soils:** Cropland soils are 84% Class II Kuma and Keith silt loams with 1 to 3% slopes. Excellent crop productivity in a dryland rotation.







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