

LAND FOR SALE



Granton Pivot & Dryland

Location:

1.5 miles south of Granton, Nebraska on Cty Rd 351, then 1/2 mile east on Cty Rd 757. Property is located on the south side.

Legal Description:

N1/2SE1/4, NE1/4 except a 2 acre building site in the northwest corner Section 35-T10N-R35W of the 6th P.M., Perkins County, Nebraska.

Acres:

237.2 tax assessed acres

Taxes:

Presently combined with other lands; 2014 estimated taxes payable in 2015 - \$5,421.

Land Use:

130 pivot irrigated acres, 105 acres dryland cropland

FSA Info:

Presently combined with other lands. Estimated 232 Cropland Acres: 96 Ac Wheat Base at 36 Bu; 111 Ac Corn Base at 121 Bu; 5.3 Ac Soybean Base at 34 Bu.

Water:

NE Well Registration #G-049792; 2,330 gpm at drilling in 1970, 180 ft static, 245 ft pumping, 445 ft depth. Set to pump 750 gpm from 200 ft. Has 8 tower Reinke pivot, 10 pressure drops. 125 hp electric motor, WLR pump that Sargent reworked in 2005. 143.3 Certified Irrigated Acres in Upper Republican NRD with 181.4 remaining inches for this allocation period.

Soils:

Excellent Keith & Ulysses Sulco silt loams - 99.6% Class II & III irrigated; 96% non-irrigated.

Price:

\$1,000,000

Comments:

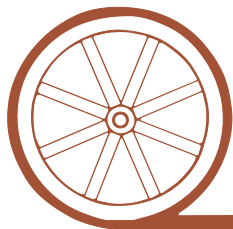
This property has excellent access and location south of Granton, just off NE #23. Excellent cropland and remaining water. Two acre excluded building site in northwest to be surveyed after purchase agreement.

Contact:

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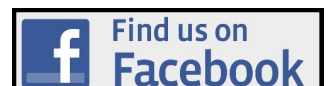
North Platte, NE 69103

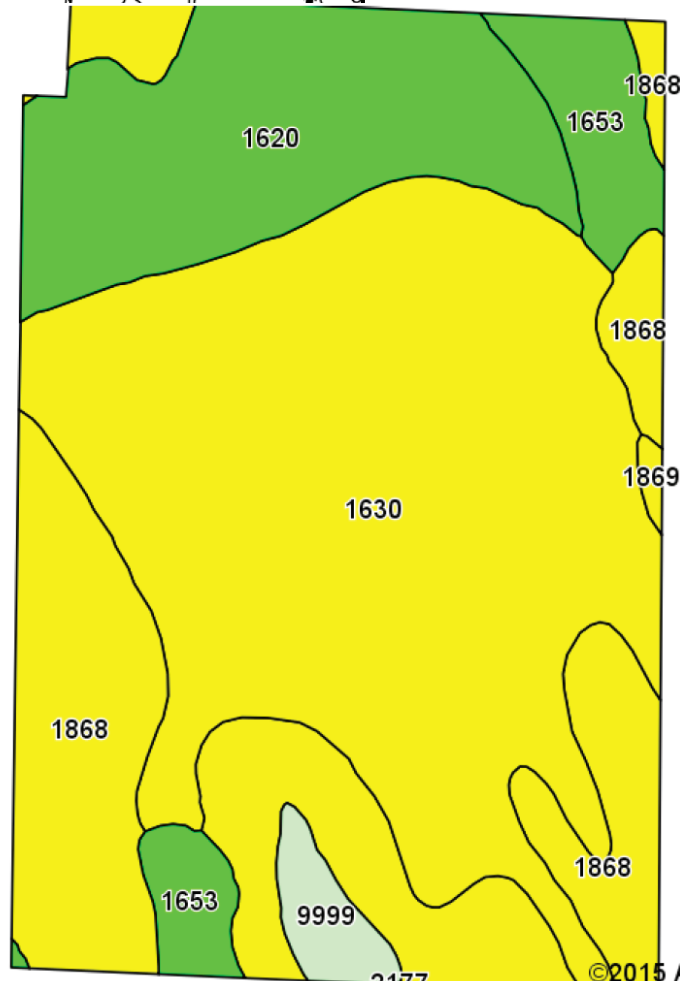
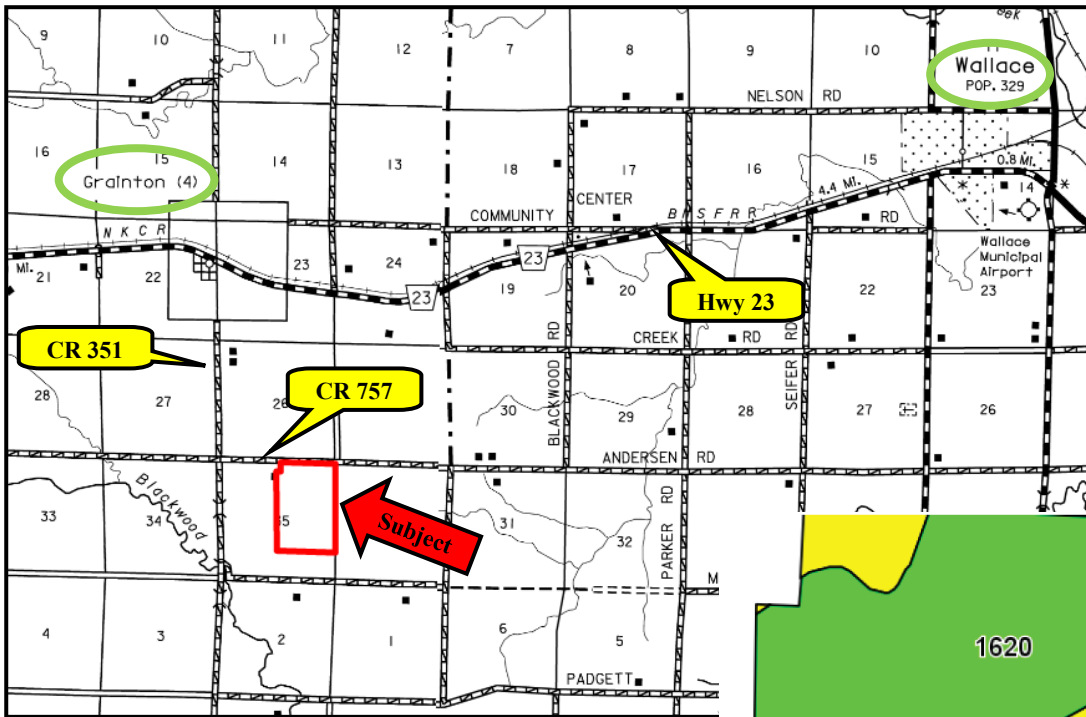
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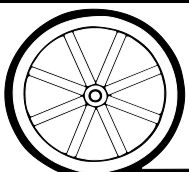
Fax (308) 534-9244

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.





| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Irr Class |
|------|---|--------|------------------|----------------------|---------------|-----------|
| 1630 | Keith silt loam, 3 to 6 percent slopes, eroded | 117.55 | 50.1% | | IIle | IIle |
| 1868 | Ulysses-Sulco silt loams, 3 to 6 percent slopes, eroded | 57.98 | 24.7% | | IIle | IIle |
| 1620 | Keith silt loam, 1 to 3 percent slopes | 40.74 | 17.4% | | Ile | Ile |
| 1653 | Kuma silt loam, 1 to 3 percent slopes | 13.36 | 5.7% | | Ile | Ile |
| 9999 | Water | 4.40 | 1.9% | | | |
| 1869 | Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded | 0.65 | 0.3% | | IVe | IVe |



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