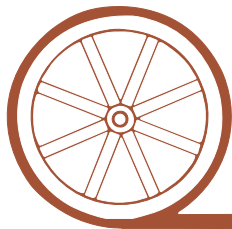


LAND FOR SALE

Perkins County Dryland



- Location:** 6 miles north of Grant, Nebraska on the West side of Hwy 61.
- Legal Description:** NE1/4 Section 11-T11N-R39W of the 6th PM, Perkins County, Nebraska.
- Acres:** 154.39 tax assessed acres
- Taxes:** 2012 real estate taxes payable in 2013 - \$1,235.06
- Land Use:** The property is entirely non-irrigated cropland.
- FSA Info:** 156 Ac cropland: 76.7 Ac Wheat Base at 36 Bu yield; 27 Ac Sunflower Base at 748 Lb yield.
- Soils:** 66% Class II and 34% Class III.
- Price:** **\$400,000**
- Comments:** Property sells subject to the existing cash lease. Buyer receives 2013 lease payments. All owned gas and mineral rights pass to Buyer.
- Contact:** **Tony Eggleston, Listing Agent - 308-530-6200 or tony@agriaffiliates.com**
Jerry Weaver, Bruce Dodson, Mike Polk, Chase Dodson, Loren Johnson, Greg Polk



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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

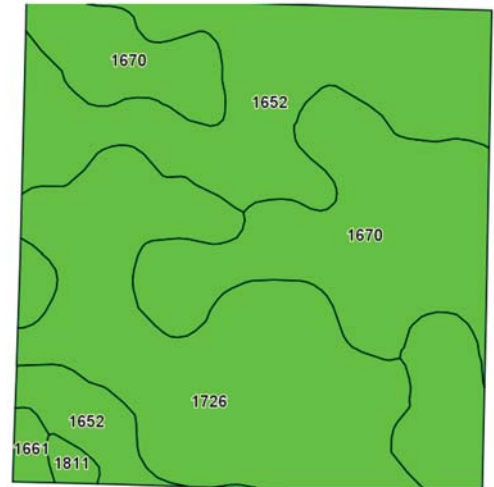
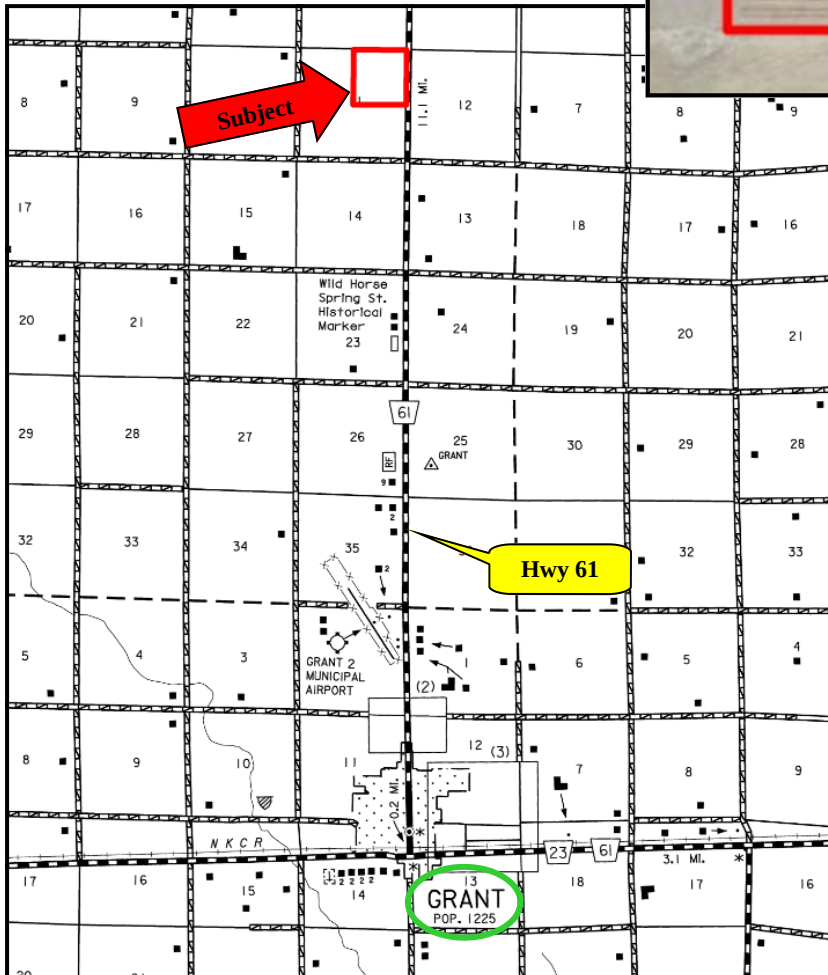
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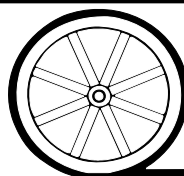
Fax (308) 534-9244

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
1652	Kuma silt loam, 0 to 1 percent slopes	56.5	36.3%		IIc	I
1726	Rosebud loam, 1 to 3 percent slopes	51.2	33.0%		IIIe	IIIe
1670	Mace silt loam, 0 to 1 percent slopes	44.8	28.9%		IIc	I
1661	Lodgepole silt loam, frequently ponded	1.6	1.1%		IIIw	IVw
1811	Satanta loam, 1 to 3 percent slopes	1.2	0.8%		IIe	IIe

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