

LAND FOR SALE

Perkins County Pivot

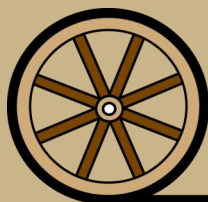


- Location:** Excellent access 6.5 miles south of Grant, Nebraska to southeast corner of Road 328 / Road 753.
- Description:** NW1/4 Section 24-T9N-R39W of the 6th PM, Perkins County, Nebraska.
- Acres/Taxes:** 160 tax assessed acres. 2017 real estate taxes \$4,701.
- Water Rights:** Well Registration G-034077 with 128.7 Certified Irrigated Acres in the Upper Republican NRD; 72.5 inches allocation 2018-2022. Well & pivot set at 523 gpm by Sargent Irrigation.
- Soils:** Soils are nearly 100% Class III Woody loamy fine sand, level to very gently undulating.
- FSA Info:** 151.6 crop acres; Bases: Corn 80.0 @ 125 bu; Soybeans 5.4 @ 48 bu; Wheat 26.2 @ 36 bu PLC.
- Irrigation Equipment:** Reinke 7 tower center pivot; controls at well site.
100 hp US Electric well motor, Sargent pump, at southwest corner of property.
- Buildings:** Nice treeline protection in southwest corner with submersible well and cattle sheds.
- Comments:** Productive pivot irrigated quarter in good farming area. Excellent access, and excellent irrigation equipment: electric well motor, Reinke pivot system. Good tree windbreak, livestock well, and cattle sheds in southwest corner. (cattle panels are reserved from the sale)
- Price:** \$770,000 Cash
- Contact:** **John Childears, Listing Agent - 308/539-4450**
Mike Polk 308/539-4446 Don Walker 308/764-7175
Bruce Dodson, Tony Eggleston, Brian Reynolds, Chase Dodson



John Childears,
Listing Agent

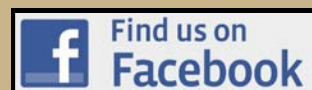
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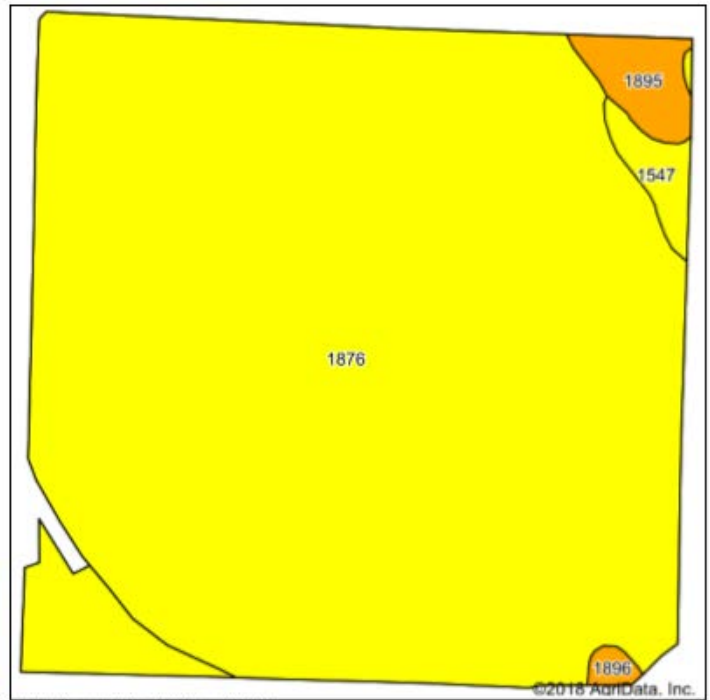
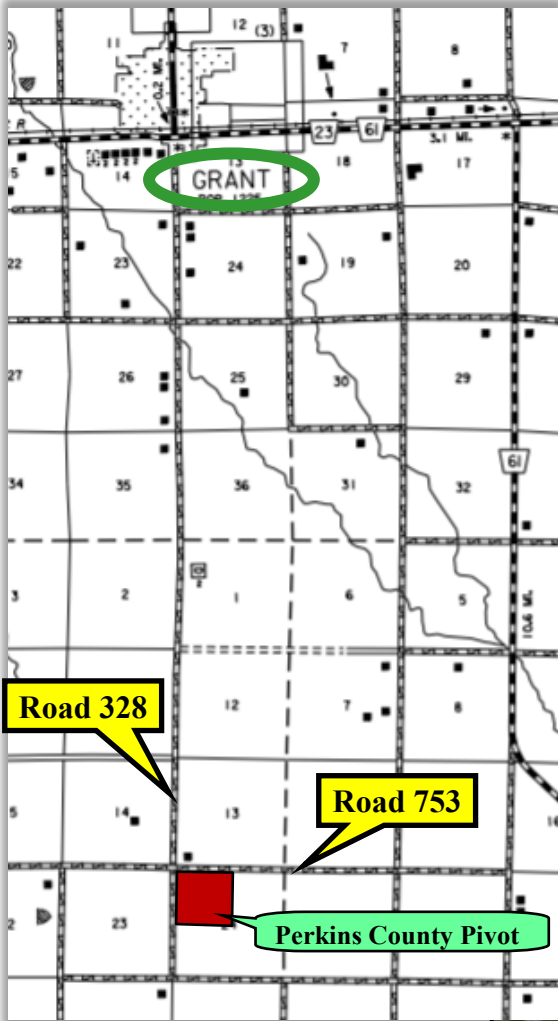


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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Area Symbol: NE135, Soil Area Version: 19

Code	Soil Description	Acre	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1876	Woody loamy fine sand, 0 to 3 percent slopes	149.09	96.1%		IIIe	IIIe
1895	Valent loamy sand, 0 to 3 percent slopes	3.18	2.0%		VIe	IVe

