

LAND FOR SALE



Location: From Granton, Nebraska 3-1/4 miles north on Rd. 351 to SW corner of property.

Legal Desc.: All Section 35-T11N-R35W of the 6th P.M., Perkins County, NE

Acres: 630 tax assessed acres

Taxes: 2018 taxes payable in 2019 - \$10,632.80

Land Use: Pivot Irrigated, Dryland, CRP & Farm Site (*consisting of a Home, Grain Bins & Outbuildings*)

Price: **\$1,700,000.00**

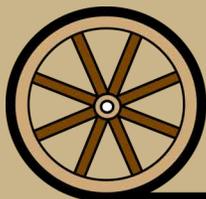
NRD: 196 certified acres in the middle Republic NRD. Beginning of 2019 irrigation season has 58.40"/per acre remain allocation through 2022.

Comments: This is a high quality section of farm land with great soils and county road access located on all four sides. New irrigation well in 2016, new submersible & wiring (for livestock) installed in 2017, new wiring & electric panels for bins, 3 new fan motors for bins in 2018. New primary wire from west road to the pivot point in 2016.

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Brian Reynolds
Listing Agent



Offered Exclusively By:

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Providing Farm - Ranch Real Estate Services

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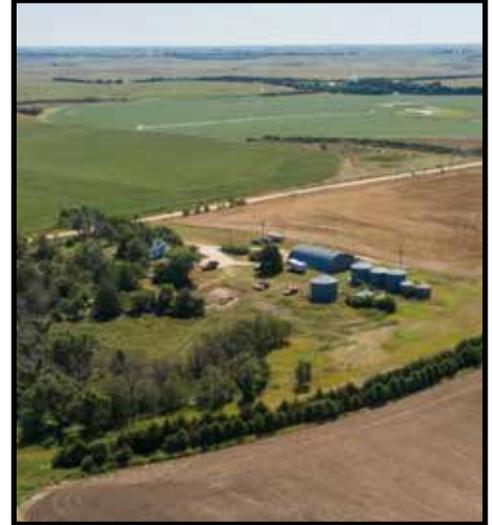
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FARM SITE - IMPROVEMENTS



Quonset—3,500 sq. ft. w/concrete floor



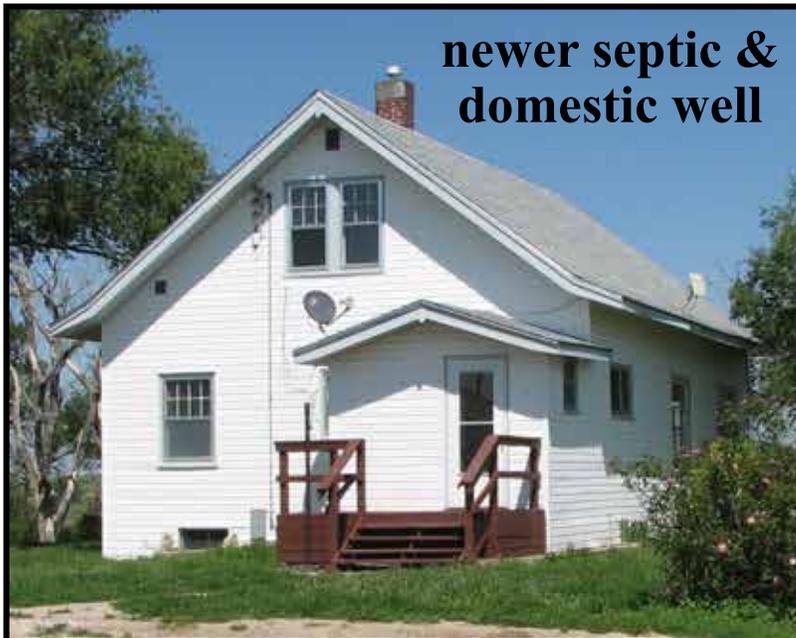
Grain Bins

8,000 bu.

6,500 bu.

5,500 bu.

5,000 bu.



newer septic & domestic well

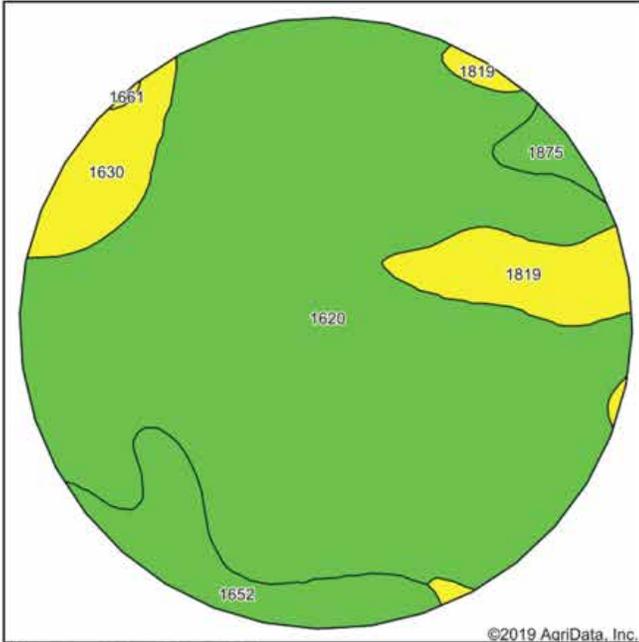


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PIVOT IRR. - DRYLAND - CRP



Soils: 90% Keith & Kuma Silt loams; 0-3% slopes

Irrigation: 12-tower T&L Pivot, 125-hp US Electric motor with Western Landroller pump, Irrigation well new in 2016, set up at 1,000 GPM from 150' well registration #G-005478

Well Reg: #G-147634-Domestic, #G-179074-Stock

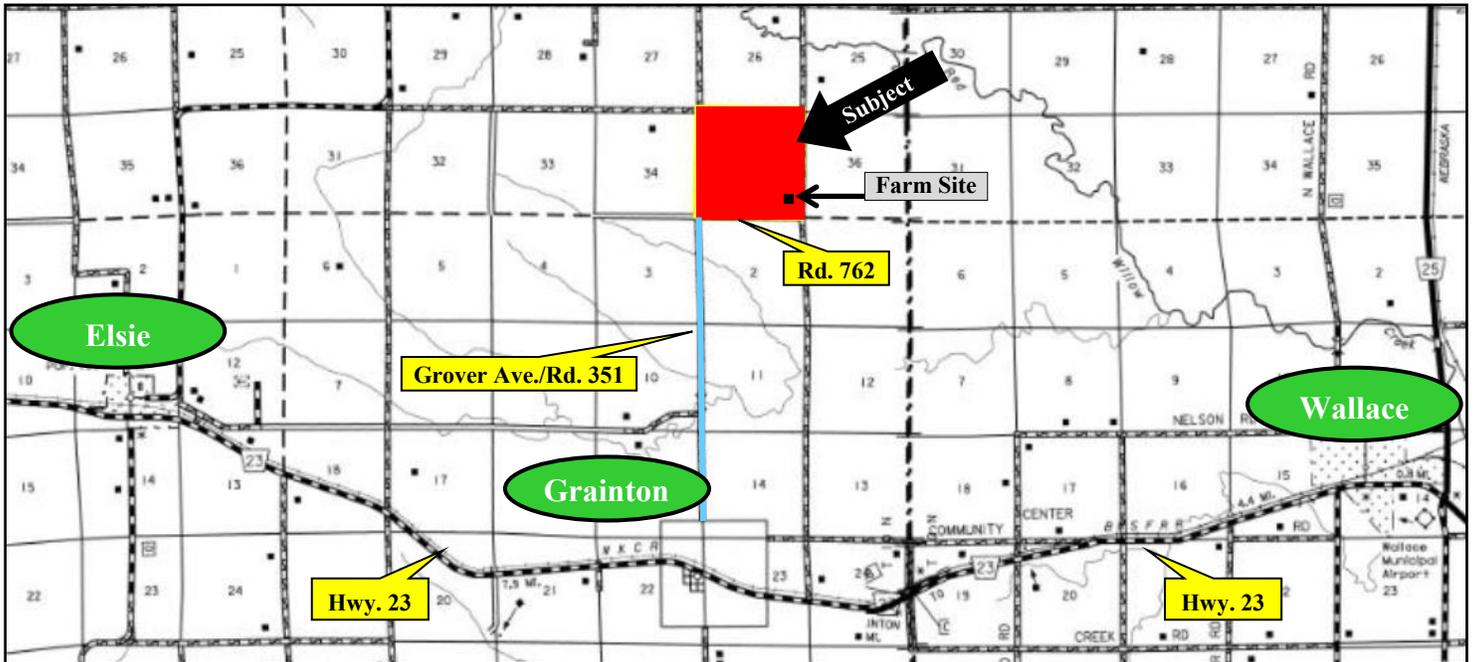
FSA Info: 585.92 cropland acres; 101.05 acres wheat base; 301.05 acres corn base FSA yields

CRP: Contract #10116, expires 9/30/2028; 39.84 acres, \$52.31/acre; annual payment \$2,082.00

Area Symbol: NE135, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Winter wheat
1620	Keith silt loam, 1 to 3 percent slopes	158.33	79.9%		lle	lle	1709	65	
1652	Kuma silt loam, 0 to 1 percent slopes	14.75	7.4%		llc	lw	1709	62	39
1819	Satanta very fine sandy loam, 3 to 6 percent slopes	12.88	6.5%		llle	llle	1718	49	28
1630	Keith silt loam, 3 to 6 percent slopes, eroded	9.12	4.6%		llle	llle	1703	63	25
1875	Woody fine sandy loam, 0 to 3 percent slopes	2.98	1.5%		lle	lle	1804	60	30
1661	Lodgepole silt loam, frequently ponded	0.17	0.1%		lllw	lvw	2000	28	15
Weighted Average							1711	63.5	6.3



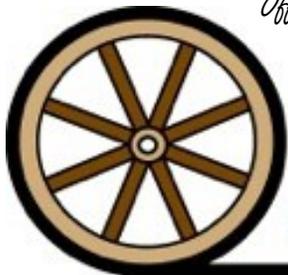
LOCATION - ACCESS



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