

# LAND FOR SALE

## PERRY FARM HALL COUNTY



### Location:

1 mile east and 1 mile south of Shelton, Nebraska (Bordering the west is graveled Rd 190th and bordering the east is graveled S. Bluff Center Rd)

### Legal Description:

S1/2 Section 8 T9N-R12W of the 6th P.M., Hall County, Nebraska

### Property Description:

Hall County Assessor indicated a total of 319.56 tax assessed acres.  
Farm consists of pivot irrigated cropland with gravity irrigated and dry crop corners.

### Farm Service Agency Information:

Total Cropland - 316.42 acres  
Government Base Acres - Corn: 271.6 acres w/ PLC yield of 162bu/acre;  
Soybeans 26.6 acres w/ PLC yield of 46bu/acre

### Soils:

Soils consist of Class II and III Ganude, O'Neil and Pivot loams, along with Class III, IV and VI Wood River- Silver Creek silt loams. Simeon sandy loams and Platte-Bolent complex. Slopes range from 0-6%.

### Comments:

This is a productive farm located in a strong farming community.

### Contact:

**Bryan Danburg, Co-Listing Agent 308-380-3488 or [bryan@agriaffiliates.com](mailto:bryan@agriaffiliates.com)**  
**Bart Woodward Co-Listing Agent 308-233-4605 or [bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)**  
**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



Well #2: East Pivot Well

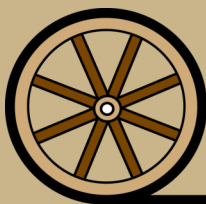
Pivot Road, East Pivot  
Viewing South



**Bryan Danburg**  
Co-Listing Agent



**Bart Woodward**  
Co-Listing Agent



*Offered Exclusively By:*

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**KEARNEY OFFICE**

P O Box 1390

2418 Hwy 30 E

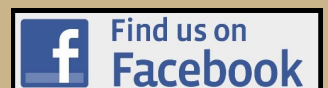
Kearney, NE 68848-1390

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**(308) 234-4969**

Fax (308) 236-9776

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. 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. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



## Irrigation

### Information:

	<u>Well #1</u>	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>	<u>Well #5</u>
Registration	G-059041	G-059040	G-058885	G-059039	Not Registered
Completion Date	04/30/1999 at 850gpm	06/10/1972 at 900gpm	10/20/1977 at 1150gpm	7/4/1968 at 900gpm	N/A
Well Depth	58'	59'	56'	60'	N/A
Static Water Level	14'	21'	23'	15'	N/A
Pumping Level	25'	N/A	36'	N/A	N/A
Column	9"	N/A	8"	8"	N/A
Pump	Western Land Roller	Western Land Roller	Western Land Roller, belt driven	Western Land Roller	Western Land Roller, belt driven
Power Unit	U.S. Motors, 30hp	U.S. Electric, 50hp	Century electric,	U.S. Motors, 15hp	Baldor electric, 15hp
Control Panel	Allen-Bradley	Allen-Bradley	Allen-Bradley	Allen-Bradley	Allen-Bradley

**Pivot irrigation systems are tenant-owned and do not sell with property.**

Farm is located in the Central Platte Natural Resource District and includes a total of 316.43 certified irrigated acres.

### Taxes:

2020 RE Taxes - \$20,797.10

### List

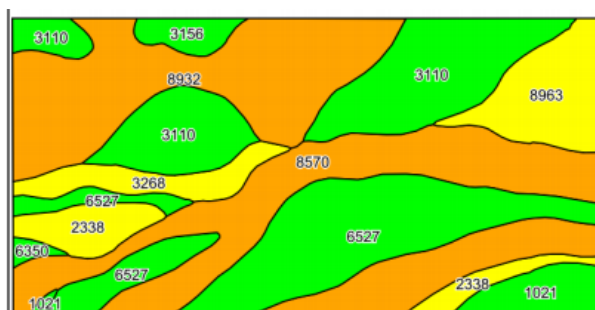
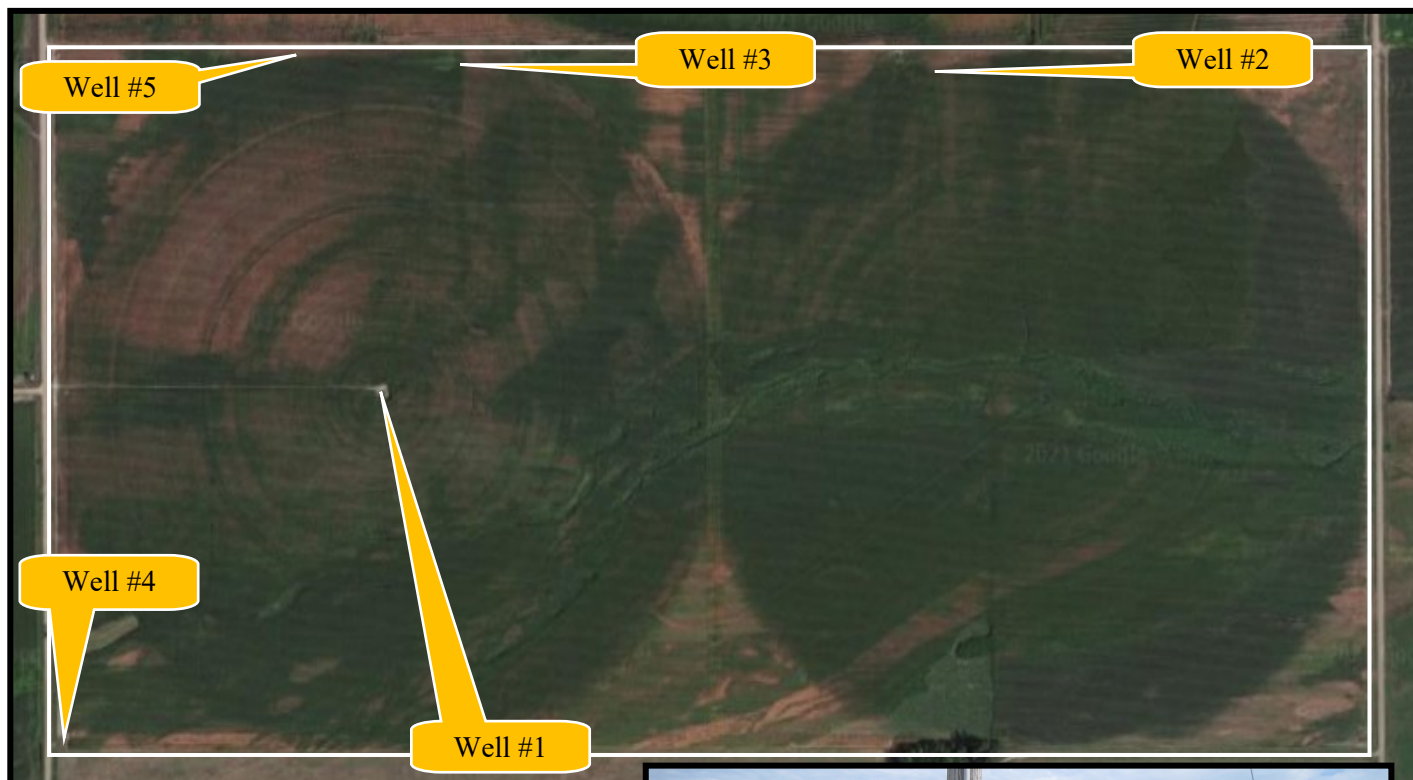
### Price:

**\$ 1,975,000**



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Well #4: SW Gravity Well

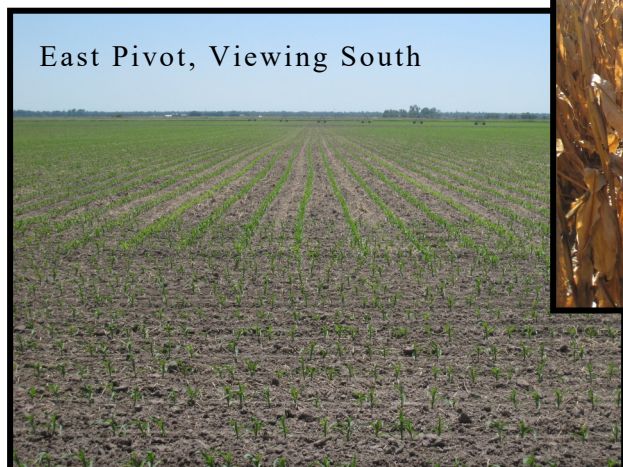
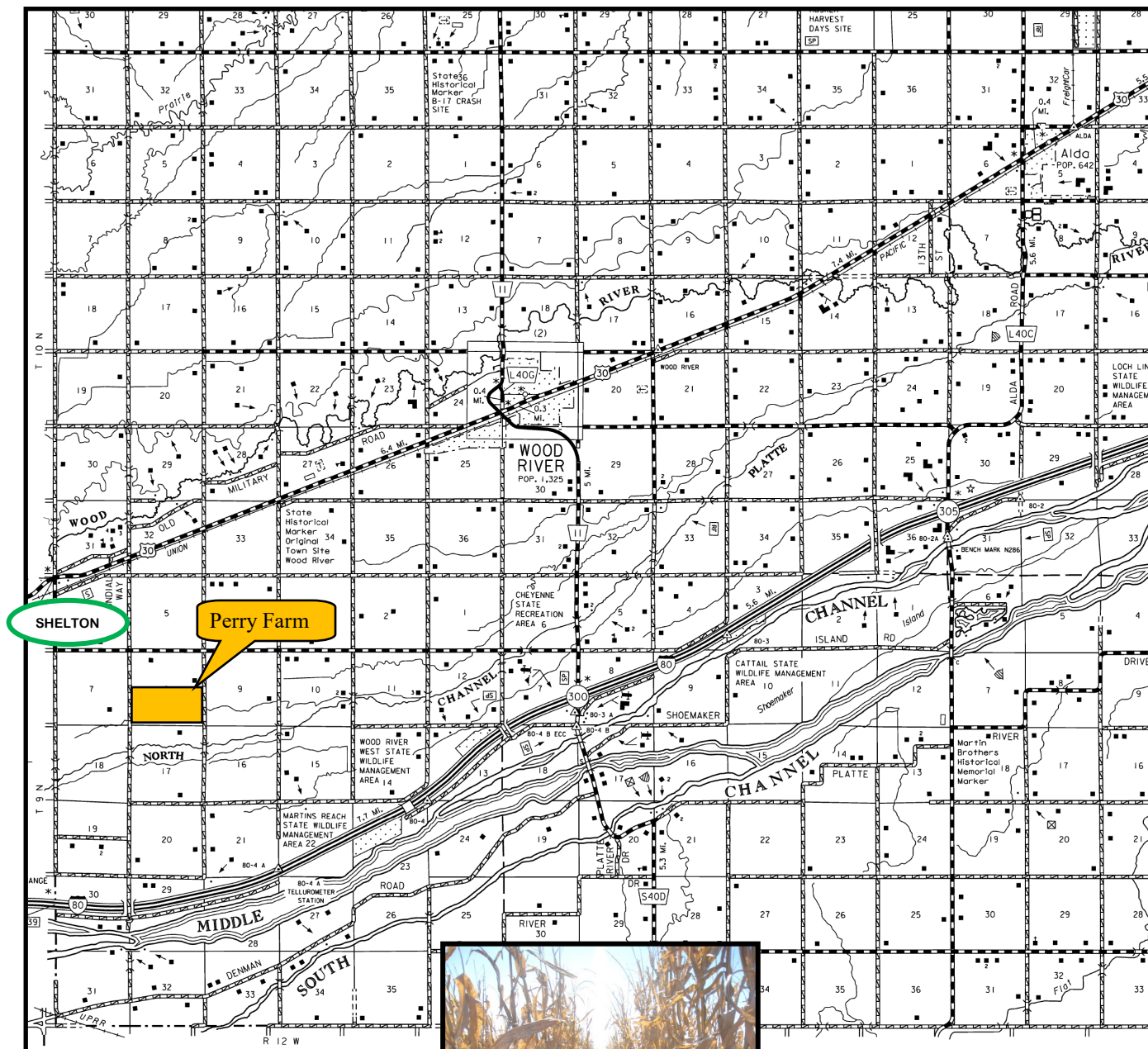
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Corn	Corn Irrigated	Soybeans	Soybeans Irrigated	*n NCCPI Overall	*n NCCPI Corn
8570	Platte-Bolent complex, occasionally flooded	75.33	24.0%		Vw	IVw	34		105		41	29	27
8932	Simeon sandy loam, 0 to 3 percent slopes	60.54	19.3%		Vls	IVs	24		74		29	29	24
6527	Janude loam, calcareous, rarely flooded	58.87	18.7%		Ilc	Ilc	61	58	139	23	54	61	41
3110	O'Neill and Pivot loams, 0 to 2 percent slopes	53.94	17.2%		Ills	Ilis	43	30	122	12	34	41	39
8963	Wood River-Silver Creek silt loams, 0 to 1 percent slopes	20.86	6.6%		IVs	Ills	43	38	125	15	48	53	41
2338	Inavale loamy fine sand, very rarely flooded	15.36	4.9%		IVe	Ille	37		95		37	33	32
3268	O'Neill sandy loam, 2 to 6 percent slopes	12.20	3.9%		IVe	IVe	52		105		35	43	39
1021	Caruso loam, rarely flooded	10.23	3.3%		Ilw	Ilw	65	41	117	16	46	62	47
3156	Brocksburg loam, 0 to 2 percent slopes	5.51	1.8%		Ilis	Ilis	62	34	131	14	51	49	44
6350	Leshara and Gibbon silt loams	1.53	0.5%		Ilw	Ilw	62	50	131		50	61	45
Weighted Average							41.8	20.7	110.1	8.1	40.3	*n 41	*n 33.8

\*n: The aggregation method is "Weighted Average using all components"  
Soils data provided by USDA and NRCS.



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2020 Crop  
Prior to  
Harvest



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