

LAND FOR SALE

GRAINTON DRYLAND



Location: 2-1/2 miles south of Grinton, Nebraska on NE 25/Rd. 351 to the southwest corner of property.

Legal Desc.: S1/2S1/2 Section 35-T10N-R35W of the 6th P.M., Perkins County, NE

Acres/Taxes: 156 tax assessed acres; 2020 taxes payable in 2021 \$1,439.56

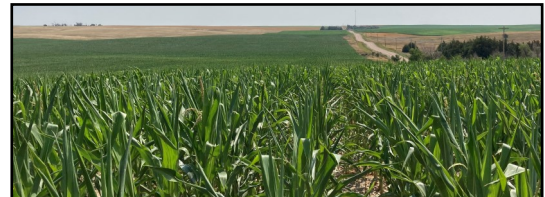
Land Use: Entirely dry cropland

FSA Info: 153.41 Cropland Ac.; 4.86 ac. wheat base @ 83 bu. Yield; 51.29 ac. corn base @ 116 bu. Yield; 19.41 ac. sunflower base @ 1181/ac; 24.74 ac soybean base @ 35 bu. Yield

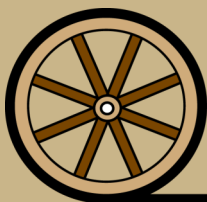
Soils: Mostly Class II & III soils

Price: \$248,000

Contact: Brian Reynolds, Listing Agent - 308-380-5734
breynolds@agriaffiliates.com
Bruce Dodson, Chase Dodson, Mike Polk, Mike Wilken



Brian Reynolds
Listing Agent



Offered Exclusively By:

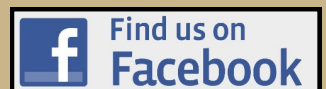
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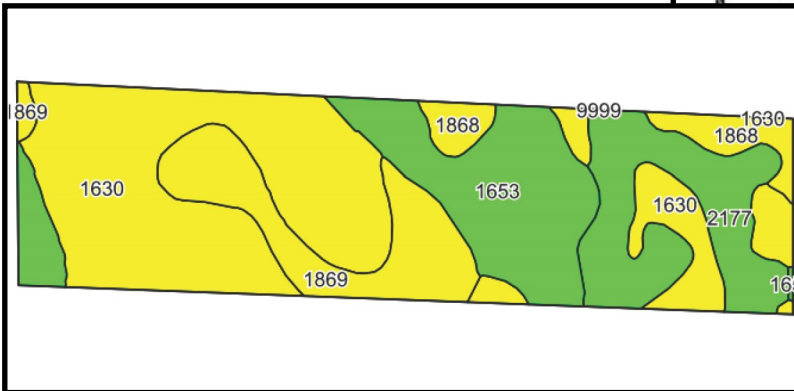
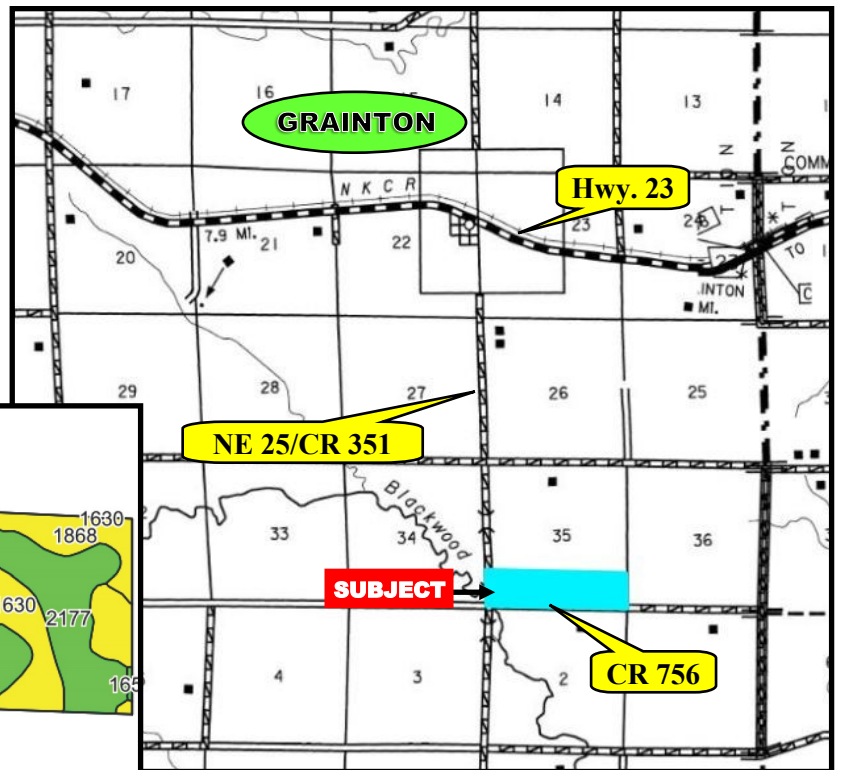
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

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Area Symbol: NE135, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat	Winter wheat Irrigated
1630	Keith silt loam, 3 to 6 percent slopes, eroded	67.68	43.3%		IIIe	IIIe	1703	63	119	25	56
2177	McCook silt loam, occasionally flooded	29.42	18.8%		IIw	IIw	3505	51	139	36	71
1653	Kuma silt loam, 1 to 3 percent slopes	28.07	18.0%		Ile	Ile	1706	60	142	39	78
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	21.52	13.8%		IVe	IVe	1676	42			
1868	Ulysses-Sulco silt loams, 3 to 6 percent slopes, eroded	9.58	6.1%		IIIe	IIIe	1683	46			
Weighted Average							2037.8	56.3	103.2	24.6	51.6