

# LAND FOR SALE



Don Walker

## NW PERKINS COUNTY PIVOTS



Mike Polk

### 2 Parcels of Productive Pivot-Irrigated Cropland

FOR MORE INFO CONTACT LISTING AGENTS:

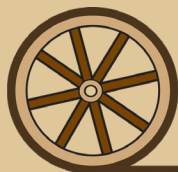
**MIKE POLK 308.539.4446** | [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)

**DON WALKER 308.764.7175** | [donw@agriaffiliates.com](mailto:donw@agriaffiliates.com)

Bruce Dodson, Chase Dodson, Brian Reynolds



Offered exclusively by:



## AGRI AFFILIATES, INC.

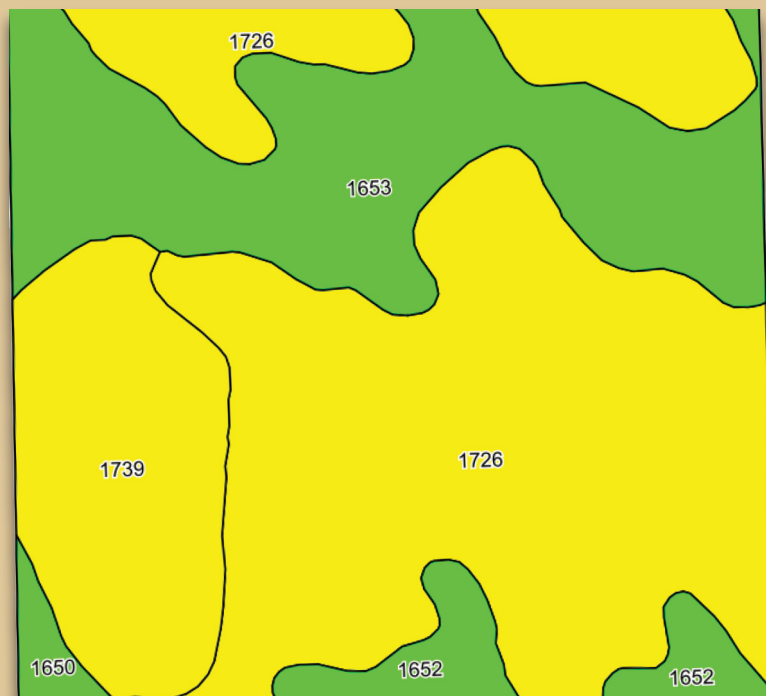
*Providing Farm & Ranch Real Estate Services*

North Platte, NE • **AgriAffiliates.com** • 308.534.9240

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.

# PARCEL 1 INFORMATION

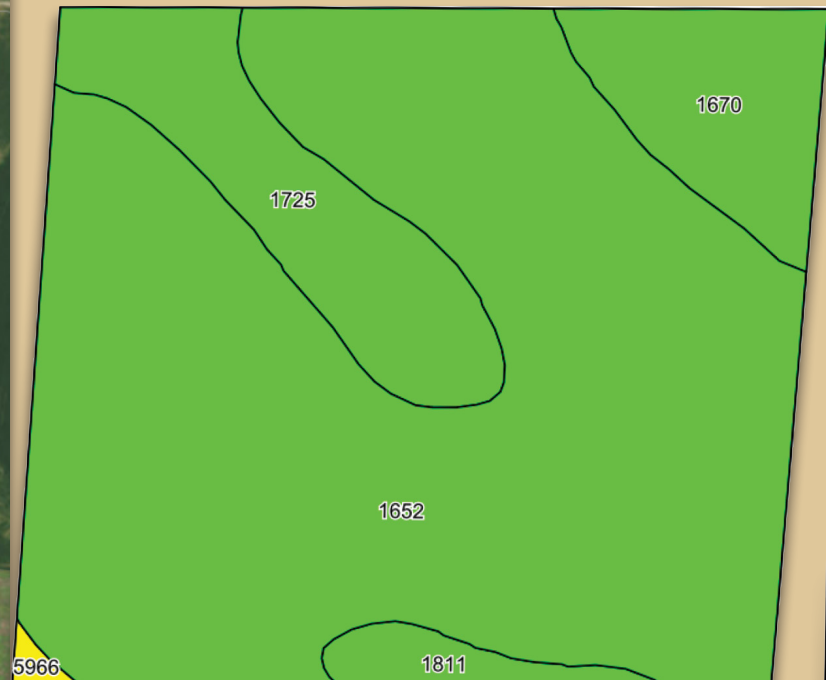
|                           |                                                                                                                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>          | From Grant, Nebraska: 6 miles north on Highway 61, then 9 miles west on County Road 766 and 3.5 miles north on County Road 319 to Parcel 1.<br>From Exit 126 Ogallala, Nebraska on I-80: 7.75 miles south on Highway 61, then 9 miles west on County Road 771, and 1 mile south on County Road 319. |
| <b>LEGAL DESCRIPTION:</b> | NW1/4 Section 28-T12N-R40W of the 6th PM, Perkins County, NE                                                                                                                                                                                                                                        |
| <b>ACRES &amp; TAXES:</b> | 159.38 tax assessed acres; 2021 real estate taxes payable in 2022: \$5,193.04                                                                                                                                                                                                                       |
| <b>PRICE:</b>             | \$1,000,000                                                                                                                                                                                                                                                                                         |
| <b>WATER:</b>             | NE Well Reg #G-088292 (Irrigation Well); NE Well Reg #G-169509 (Livestock Well)<br>Well Depth 415'   Pump Level 400' for 850 G.P.M.                                                                                                                                                                 |
| <b>EQUIPMENT:</b>         | 7 Tower Zimmatic Pivot with new adjustable drop nozzles, 125 HP Electric Motor & Sargent Pump.                                                                                                                                                                                                      |
| <b>FSA INFORMATION:</b>   | 160.03 DCP Cropland; 20.4 Ac Corn Base, 54 Bu yield;<br>95.4 Ac Corn Base, 172 Bu yield; 9.88 Ac CRP through 2032<br>Annual Payment: \$606.00                                                                                                                                                       |
| <b>SOILS:</b>             | 32.2% Class I & II Kuma silt loams; 69.9% Class III Rosebud & Rosebud-Canyon loams                                                                                                                                                                                                                  |
| <b>POSSESSION:</b>        | Upon closing subject to current lease for 2022 crop year.                                                                                                                                                                                                                                           |





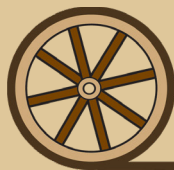
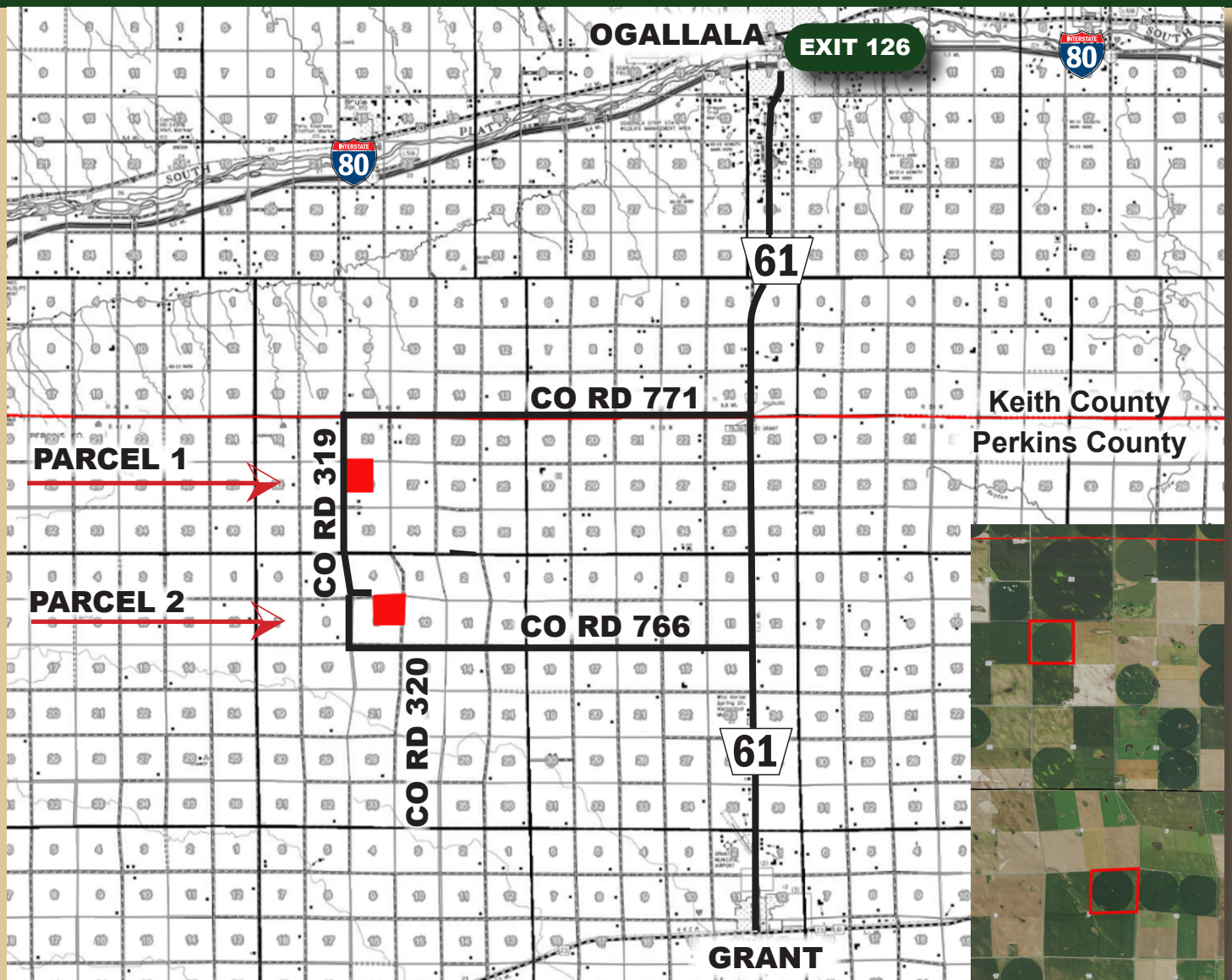
# PARCEL 2 INFORMATION

|                           |                                                                                                                                                                                                                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>          | From Grant, Nebraska: 6 miles north on Highway 61, then 8 miles west on County Road 766, and .5 mile north on County Road 320.<br>From Exit 126 Ogallala, Nebraska on I-80: 12.75 miles south on Highway 61, then 8 miles west on County Road 766, and .5 mile north on County Road 320. |
| <b>LEGAL DESCRIPTION:</b> | NE1/4 Section 9-T11N-R40W of the 6th PM, Perkins County, NE                                                                                                                                                                                                                              |
| <b>ACRES &amp; TAXES:</b> | 177.97 tax assessed acres; 2021 real estate taxes payable in 2022: \$5,090.08                                                                                                                                                                                                            |
| <b>PRICE:</b>             | \$1,100,000                                                                                                                                                                                                                                                                              |
| <b>WATER:</b>             | NE Well Reg #G-054125   Well Depth 440'   Pump Level 280' at 900 G.P.M                                                                                                                                                                                                                   |
| <b>EQUIPMENT:</b>         | 8 Tower Zimmatic Pivot with new adjustable drop nozzles, 125 HP Electric Motor & Sargent Pump.                                                                                                                                                                                           |
| <b>FSA INFORMATION:</b>   | 175.91 Ac DCP Cropland; 52.5 Ac Wheat Base, 64 Bu PLC yield; 76.8 Ac Corn Base, 159 Bu PLC yield; 7.7 Ac Sunflowers, 637 lb PLC yield; 8.5 Ac CRP through 2032   Annual Payment \$571.00                                                                                                 |
| <b>SOILS:</b>             | Excellent soils – 96.9% Class I Kuma, Rosebud, Mace loams; 2.6% Class II Satanta Loam; .5% Jayem fine sandy loam.                                                                                                                                                                        |
| <b>POSSESSION:</b>        | Upon closing subject to current lease for 2022 crop year.                                                                                                                                                                                                                                |



# AGRICULTURAL REAL ESTATE PROFESSIONALS

Sales • Auctions • Appraisals • Property Management



## AGRI AFFILIATES, INC.

*Providing Farm & Ranch Real Estate Services*

North Platte, Nebraska

308.534.9240

[AgriAffiliates.com](http://AgriAffiliates.com)