



OFFERED AT:

\$ 84,500

UPLAND BIRD HUNTING

CRP PROPERTY

Perkins County, Nebraska

56.29 +/- Acres

Property Taxes - \$ 318.42

Legal Description -Part of the Northwest 1/4 Section 28, Township 11 North, Range 35 West

CRP Acres: 53.40 +/-

CRP Payment: \$ 2,718.00

CRP Expires: September 30th, 2033



Deluxe Upland Bird Hunting Property!

This 56.29 +/- acre parcel features gently rolling hills covered with beautiful, green CRP grassland that provides excellent habitat for pheasant, prairie chicken, and grouse.



Alyson Weathers

Farm & Ranch Specialist

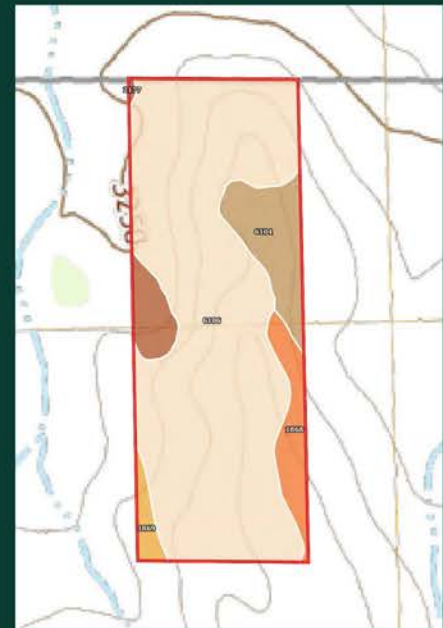
Maywood, Nebraska

(405) 564-3571

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This property is located approximately 5 miles north of Elsie or 15 miles south of Paxton. It is conveniently situated just over a mile from a paved road and can be accessed by a well-maintained gravel road. Also located on the property is an old home site with usable storage in a freestanding garage. A well is located on the property but is not registered with the NRD. The CRP ground is enrolled in the walk-in hunting and trapping program. Seller to retain all mineral rights owned by seller.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	43.96	78.15	0	37	4e
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	5.22	9.28	0	38	4e
1868	Ulysses-Sulco silt loams, 3 to 6 percent slopes, eroded	3.5	6.22	0	48	3e
2177	McCook silt loam, occasionally flooded	2.36	4.2	0	56	2w
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	1.21	2.15	0	46	4e
TOTALS		56.25(*)	100%	-	38.77	3.85

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

From Elsie, travel north on Madrid St./Paxton-Elsie Road. Continue for 5.7 miles to Road 764 and turn right (east). In 1.25 miles, the property will be on the right (south) side of the road.