

LAND FOR SALE

Perkins County Pivots



Location:

From the Sutherland, Nebraska I-80 interchange, the property is located 7 1/2 miles south on Hwy 25, then west 5 miles on Correction Line Road and then 3 miles south on County Line Road.

Legal Description:

E1/2 Section 24-T12N-R35W of the 6th P.M., Perkins County and Pt. of SW1/4NW1/4 Section 19-T12N-R34W of the 6th P.M., Lincoln County, NE.

Acres:

326.975 tax assessed acres

Taxes:

2015 taxes payable in 2016 - \$10,121

Land Use:

Irrigated corn, beans and wheat.

FSA Info:

270 FSA cropland acres. PLC Corn Yield of 203 bu.

Water:

NE Well Registration #G-110922; Set up to pump 1,400 GPM from 260'. Well drilled in 2001, 485'. 260 Certified Irrigated Acres in the Upper Republican NRD. 13.94" remaining for 2017.

Improvements & Equipment:

2 - 7 tower Zimmatic pivots, Sargent pump, 200 HP Electric Motor

Price:

\$1,750,000

Comments:

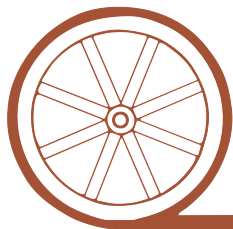
Seller reports that the 2016 yield averaged 230 bushel.

Contact:

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Agri Affiliates—Providing Farm, Ranch Real Estate Services

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Mike Polk,
Listing Agent

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

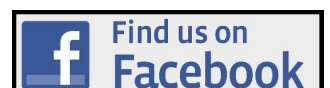
North Platte, NE 69103

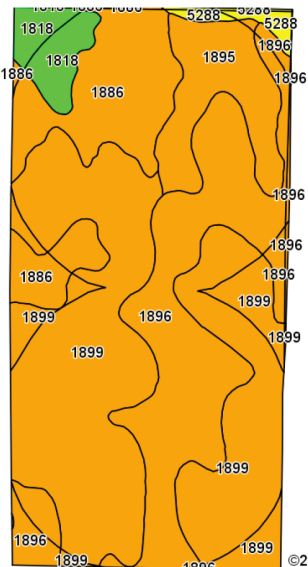
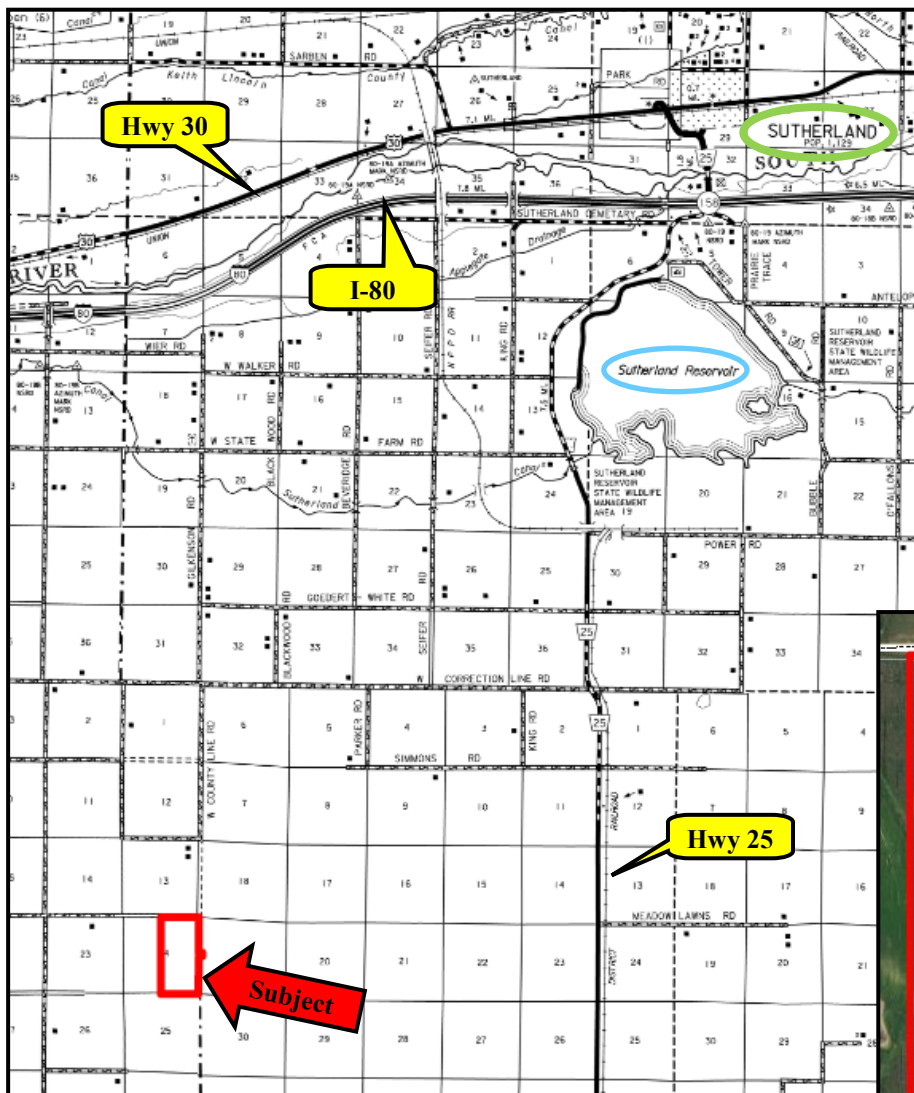
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are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





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c
1899	Valent sand, rolling	144.27	46.4%		Vle	IVe
1896	Valent loamy sand, 3 to 9 percent slopes	77.25	24.8%		Vle	IVe
1886	Valent fine sand, 3 to 9 percent slopes	44.15	14.2%		Vle	IVe
1895	Valent loamy sand, 0 to 3 percent slopes	26.63	8.6%		Vle	IVe
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	12.14	3.9%		Ile	Ile
5288	Vetal loamy fine sand, 0 to 3 percent slopes	3.48	1.1%		Ile	Ile
1896	Valent loamy sand, 3 to 9 percent slopes	1.25	0.4%		Vle	IVe
5288	Vetal loamy fine sand, 0 to 3 percent slopes	0.63	0.2%		Ile	Ile
1886	Valent fine sand, 3 to 9 percent slopes	0.54	0.2%		Vle	IVe
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	0.46	0.1%		Ile	Ile
1899	Valent sand, rolling	0.08	0.0%		Vle	IVe