

LAND FOR SALE



Location: From Grafton, Nebraska 3-1/4 miles north on Rd. 351 to SW corner of property.

Legal Desc.: All Section 35-T11N-R35W of the 6th P.M., Perkins County, NE

Acres: 630 tax assessed acres

Taxes: 2018 taxes payable in 2019 - \$10,632.80

Land Use: Pivot Irrigated, Dryland, CRP & Farm Site (*consisting of a Home, Grain Bins & Outbuildings*)

Price: \$1,700,000.00

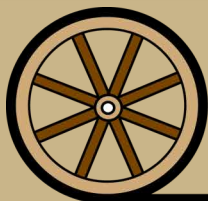
NRD: 196 certified acres in the middle Republic NRD. Beginning of 2019 irrigation season has 58.40"/per acre remain allocation through 2022.

Comments: This is a high quality section of farm land with great soils and county road access located on all four sides. New irrigation well in 2016, new submersible & wiring (for livestock) installed in 2017, new wiring & electric panels for bins, 3 new fan motors for bins in 2018. New primary wire from west road to the pivot point in 2016.

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Brian Reynolds
Listing Agent



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FARM SITE - IMPROVEMENTS



Quonset—3,500 sq. ft. w/concrete floor



Grain Bins

8,000 bu.

6,500 bu.

5,500 bu.

5,000 bu.



**newer septic &
domestic well**

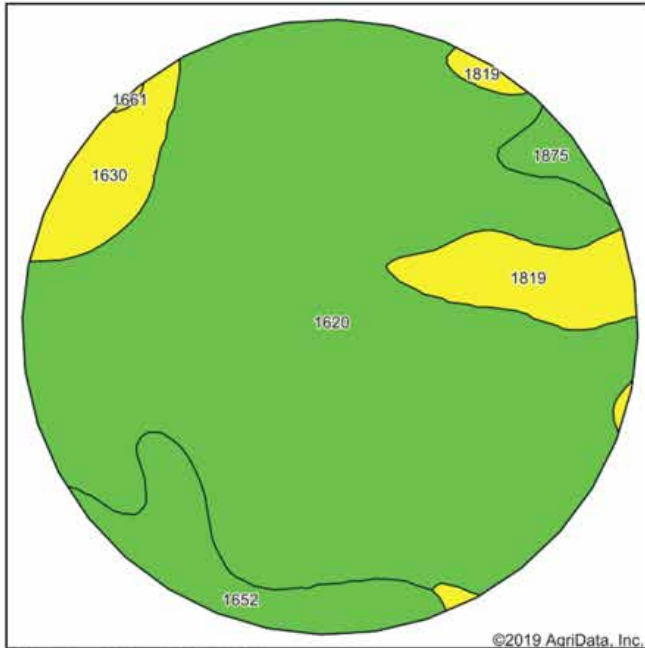


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PIVOT IRR. - DRYLAND - CRP



Soils: 90% Keith & Kuma Silt loams; 0-3% slopes

Irrigation: 12-tower T&L Pivot, 125-hp US Electric motor with Western Landroller pump, Irrigation well new in 2016, set up at 1,000 GPM from 150' well registration #G-005478

Well Reg: #G-147634-Domestic, #G-179074-Stock

FSA Info: 585.92 cropland acres; 101.05 acres wheat base; 301.05 acres corn base FSA yields

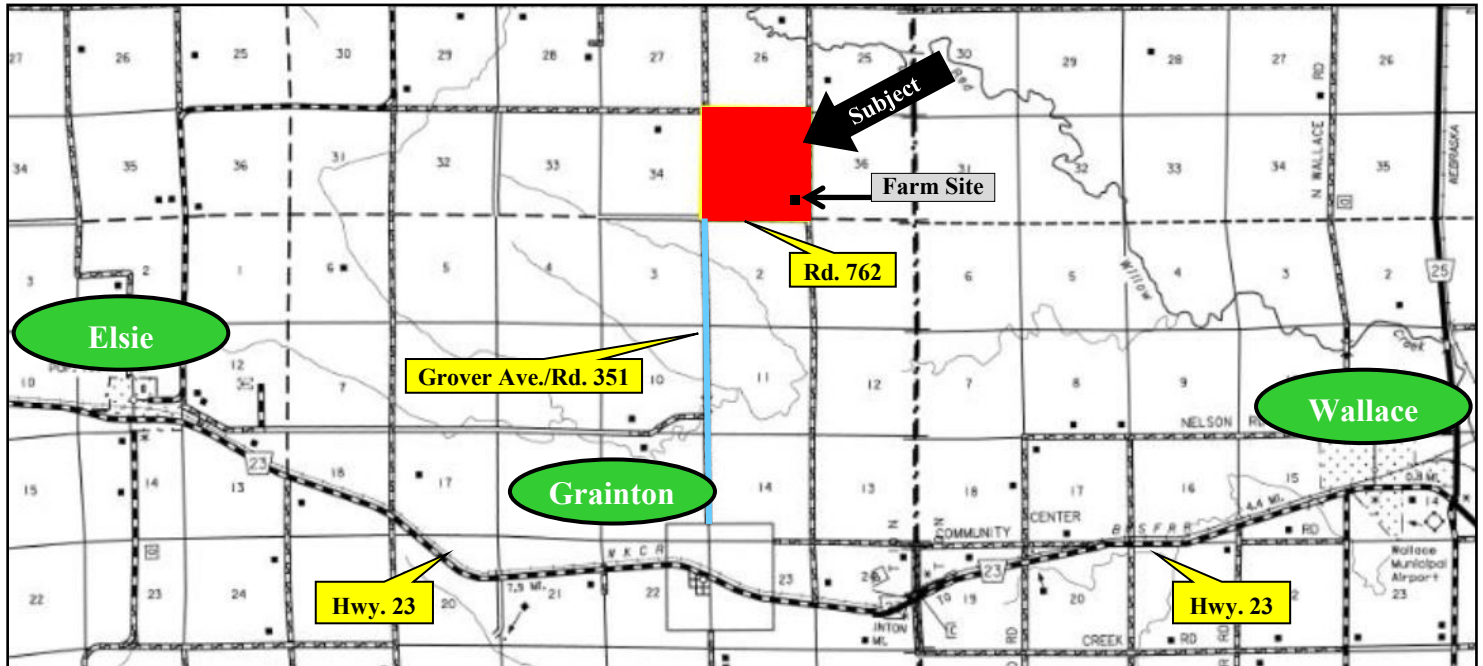
CRP: Contract #10116, expires 9/30/2028; 39.84 acres, \$52.31/acre; annual payment \$2,082.00

Area Symbol: NE135, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | Irr class Legend | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | SRPG | Winter wheat |
|------------------|---|--------|------------------|------------------|------------------|--------------|--------------------------------|------|--------------|
| 1620 | Keith silt loam, 1 to 3 percent slopes | 158.33 | 79.9% | | Ile | Ile | 1709 | 65 | |
| 1652 | Kuma silt loam, 0 to 1 percent slopes | 14.75 | 7.4% | | Ilc | Iw | 1709 | 62 | 39 |
| 1819 | Satanta very fine sandy loam, 3 to 6 percent slopes | 12.88 | 6.5% | | Ille | Ille | 1718 | 49 | 28 |
| 1630 | Keith silt loam, 3 to 6 percent slopes, eroded | 9.12 | 4.6% | | Ille | Ille | 1703 | 63 | 25 |
| 1875 | Woody fine sandy loam, 0 to 3 percent slopes | 2.98 | 1.5% | | Ile | Ile | 1804 | 60 | 30 |
| 1661 | Lodgepole silt loam, frequently ponded | 0.17 | 0.1% | | Ilhw | IVw | 2000 | 28 | 15 |
| Weighted Average | | | | | | | 1711 | 63.5 | 6.3 |



LOCATION - ACCESS



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