

LAND FOR SALE

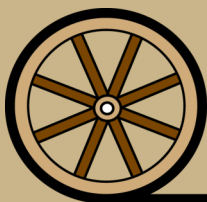
Perkins County Pivot Quarters



- Location:** From Grafton, Nebraska, 6.5 miles south on NE25/Rd.351, then west 2 miles on Rd.752, to the east side of the property.
- Legal Description:** SW1/4, SE1/4 Sec. 20; NW1/4, NE1/4 Sec. 29-T9N-R35W of the 6th P.M., Perkins County, NE
- Acres:** 632 Tax Assessed Acres
- Taxes:** 2018 Real Estate taxes payable in 2019 are \$15,656
- Land Use:** The property includes 501 pivot irrigated acres, 18 acres of grassland and 96 dryland acres.
- Water Rights:** Well Registrations G-061680 & G-061679. Located in the Upper Republic NRD with 257 Certified Irrigated Acres and 244 satellite acres.
- Irrigation Equipment:** 4 center pivots, 2 electric motors, 2 pumps and power panels.
- Possession:** Possession at Closing and subject to a cash rent farm lease expiring Feb 28, 2020.
- Price:** ~~\$1,950,000.00~~ **REDUCED! \$1,700,000.00**
- Comments:** Historically productive farm, well maintained equipment, with county road access.
- Contact:** **Bruce Dodson, AFM; Listing Agent 308-539-4455 or email bruce@agriaffiliates.com**
Mike Polk, John Childears, Tony Eggleston, Chase Dodson, Don Walker, Dallas Dodson, Brian Reynolds



Bruce Dodson, AFM
Listing Agent

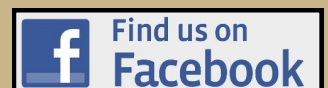


Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

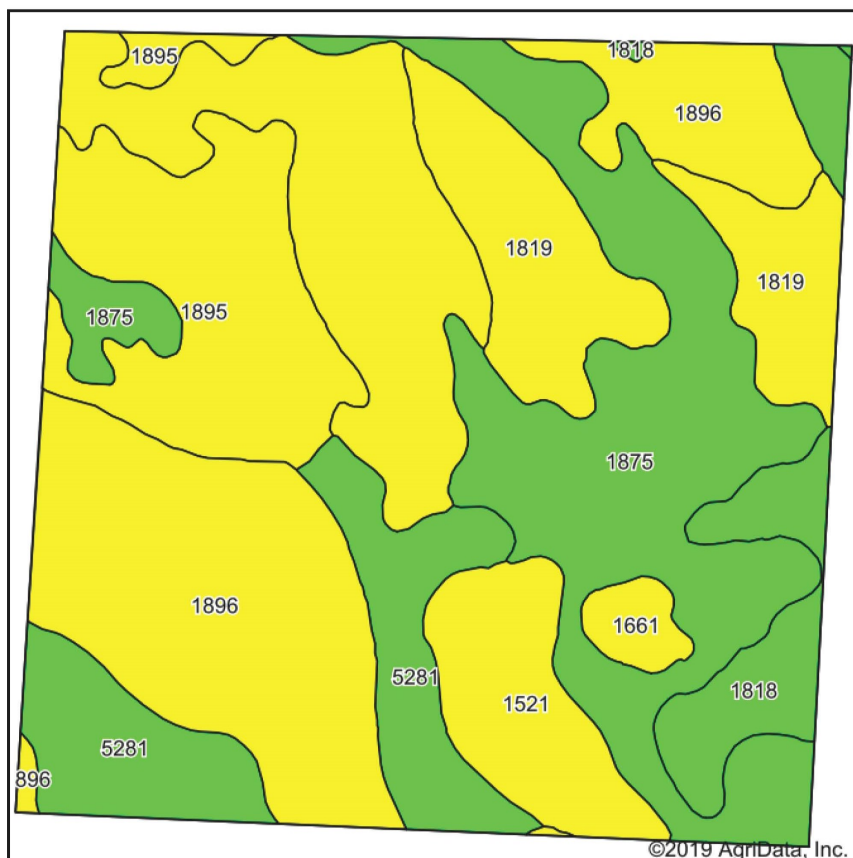
NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240
Fax (308) 534-9244



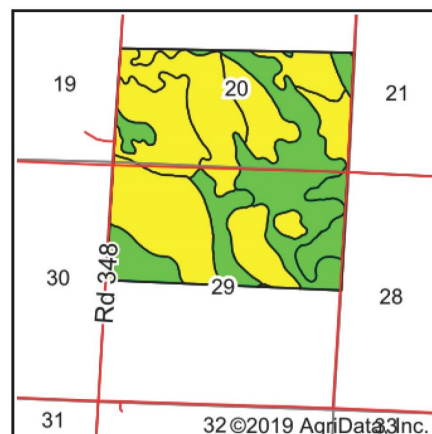
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Perkins**
 Location: **29-9N-35W**
 Township: **Elsie**
 Acres: **630.42**
 Date: **3/15/2019**



AGRI AFFILIATES, INC.
 Providing Farm - Ranch Real Estate Services

Maps Provided By:



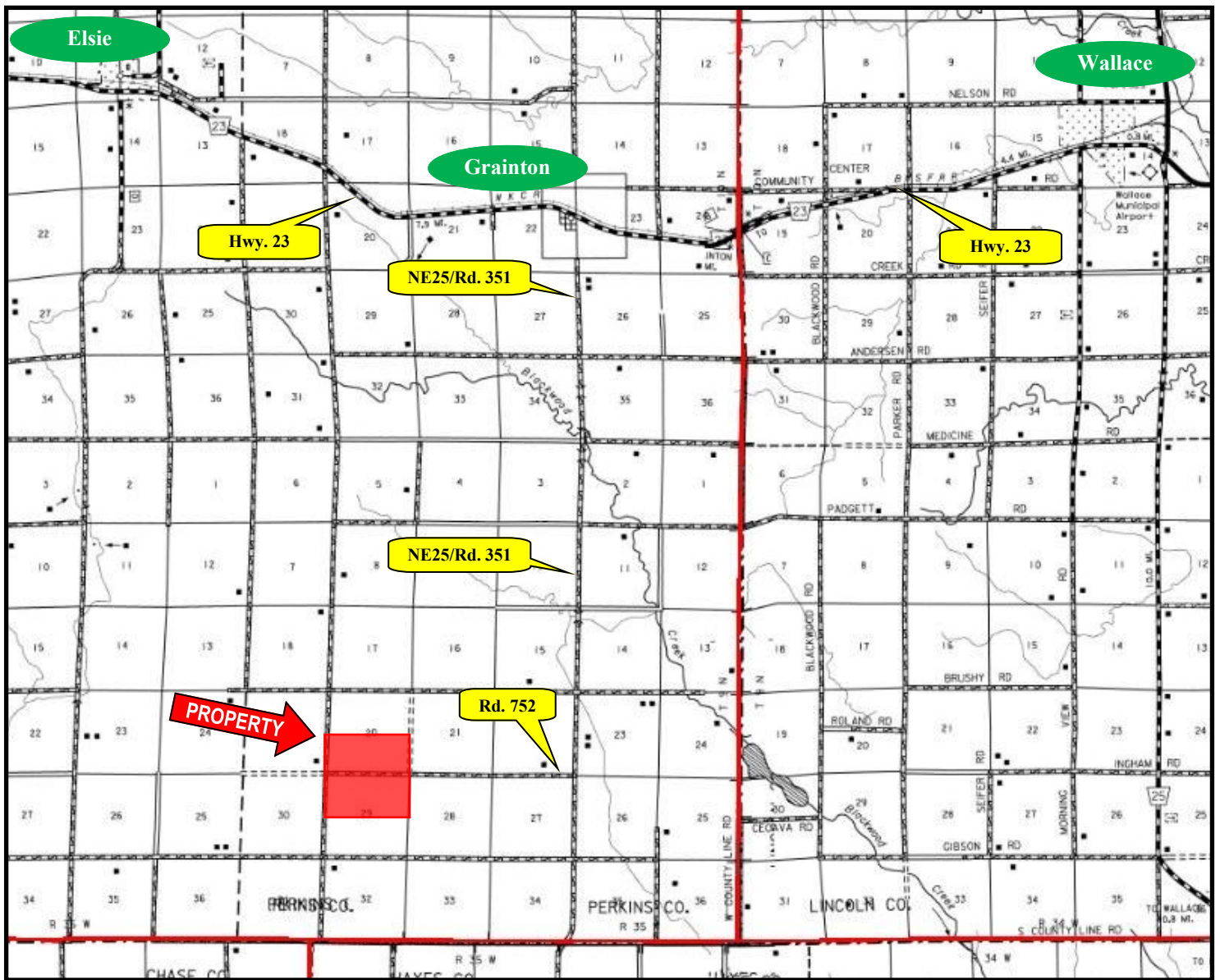
© AgriData, Inc. 2019 www.AgriDataInc.com



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
1896	Valent loamy sand, 3 to 9 percent slopes	208.98	33.1%		Vle	IVe	2025	23	
1875	Woodly fine sandy loam, 0 to 3 percent slopes	146.63	23.3%		Ile	Ile	1804	60	30
1895	Valent loamy sand, 0 to 3 percent slopes	75.20	11.9%		Vle	IVe	1814	24	
1819	Satanta very fine sandy loam, 3 to 6 percent slopes	64.13	10.2%		IIle	IIle	1718	49	28
5281	Vetal fine sandy loam, 0 to 3 percent slopes	63.05	10.0%		Ile	Ile	1822	52	29
1521	Ascalon fine sandy loam, 3 to 6 percent slopes	36.48	5.8%		IIle	IIle	1822	34	27
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	28.35	4.5%		Ile	Ile	1708	55	28
1661	Lodgepole silt loam, frequently ponded	7.60	1.2%		IIIw	IVw	2000	28	15
Weighted Average							1870.6	39.4	15.7





Offered by



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services



agriaffiliates.com