

LAND FOR SALE

DRYLAND QUARTER
PERKINS COUNTY

SOLD

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LOCATION:

From west side of Venango, 2 miles south on State line, to Road 752, then east 4 miles to Road 315.

LEGAL DESCRIPTION:

SW1/4 Section 23-T1N-R41W of the 6th P.M. Perkins County, Nebraska (161.29 tax assessed acres)

PROPERTY DESCRIPTION:

Approximately 157.0 acres of dry cropland.



FARM SERVICE AGENCY

INFORMATION:

Base Acres - 76.6 acres wheat at 36 bu/acre direct yield and counter cyclical
11.3 acres oats at 44 bu/acre direct yield and counter cyclical
4.6 acres grain sorghum at 39 bu/acre direct yield and counter cyclical

IRRIGATION

DISTRICT:

Upper Republican NRD

SOILS:

Soils consist of 100% Class II Mace silt loam.

IMPROVEMENTS:

Small older building site with windmill and some trees. Can easily be cleaned up or removed.

RE TAXES:

2010 - \$1,039.94

LIST PRICE:

\$225,400 **CASH**

COMMENTS:

Excellent opportunity to obtain a very productive farm with good soils and access.

CONTACT:

David J Frost, Assoc. Broker - (308) 380-8321, listing agent
Bart Woodward, Bryan Danburg, Kent Richter
North Platte Office - (308) 534-9240

davef@agriaffiliates.com



Offered Exclusively By:

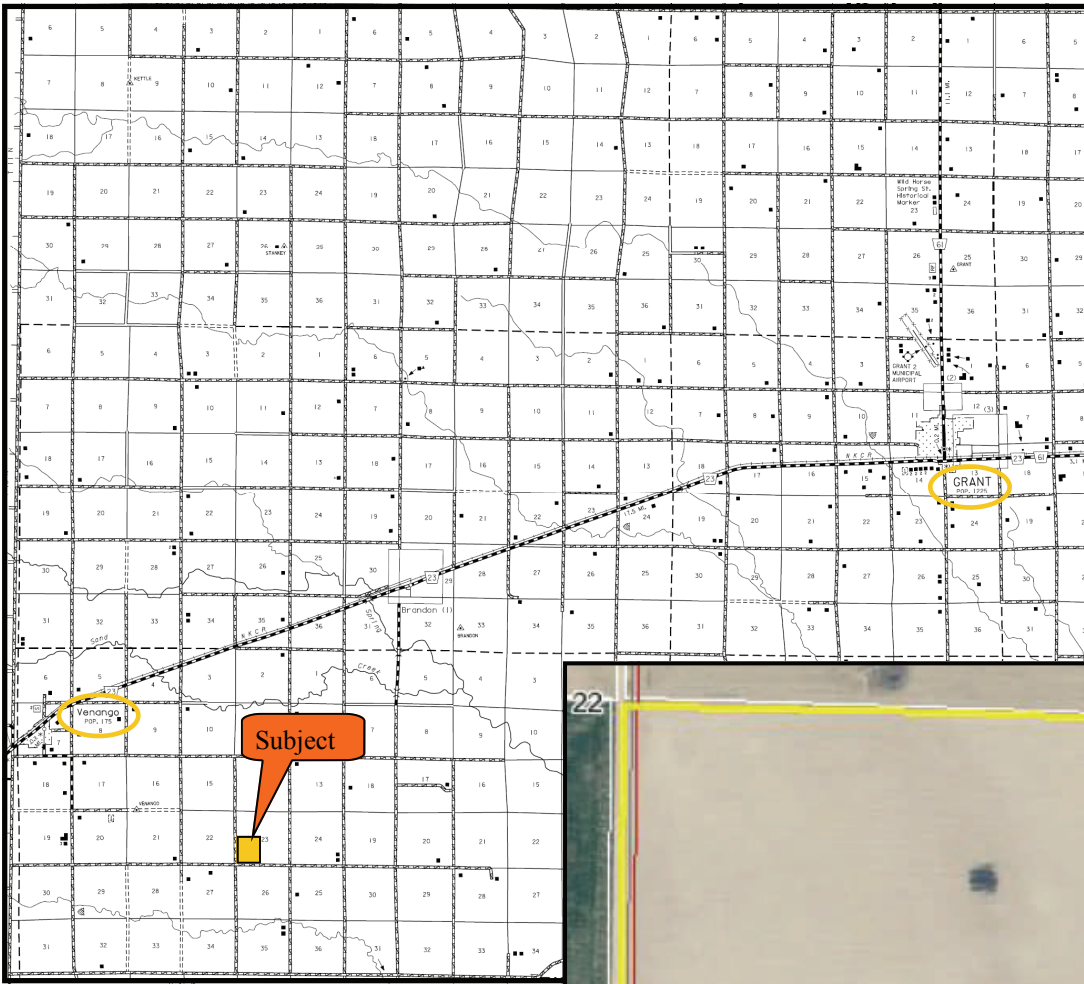
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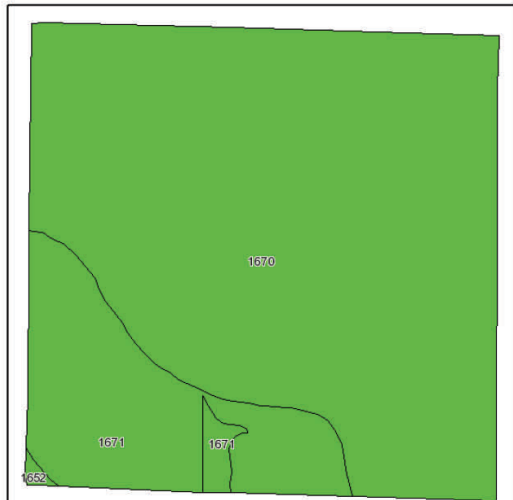
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KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



Maps provided by:
surety
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Winter wheat	
1670	Mace silt loam, 0 to 1 percent slopes	125	80.0%		IIc	I	44	5.2	2.5	145	50			32	
1671	Mace silt loam, 1 to 3 percent slopes	30.8	19.7%		Ile	Ile	44	5	2.3	135	45			30	
1652	Kuma silt loam, 0 to 1 percent slopes	0.4	0.2%		IIc	I	62	6		180		38	80		
Weighted Average								44	5.2	2.5	143	48.9	0.1	0.2	31.5

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