

# LAND FOR SALE

## Grainon Nebraska Drycrop & Pasture Land

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**Location:** E1/2 Section 14- 1/4 Mile North  
1/2 mile east of Grainon,  
SW1/4 Section 34-2 1/2 miles  
south, 1/2 mile west of Grainon

**Cropland  
Status:**

Cropland in E1/2 Section 14-T10N-R35W remains in grass (expired CRP); SW1/4 Section 34-T10N-R35W and N1/2NE1/4 Section 3-T9N-R35W-2008 corn crop.

**Legal  
Description:**

E1/2 Section 14, SW 1/4 Section 34-T10N-R35W, N1/2NE1/4 Section 3-T9N-R35W of the 6th P.M., Perkins County, Nebraska.

**Improvements:**

E1/2 Section 14-submersible well, pipeline and 3 tanks, SW1/4 Section 34-submersible well.

**Taxed Acres:**

2007 taxes paid in 2008-\$1,870 on 548 taxed acres.

**Cropland &  
FSA Info:**

E1/2 Section 14-FSA Tract 990-260.3 acres cropland and 52.7 acres pasture, 143.9 acres wheat base at 43 bu/acre, 1.1 acres corn base at 121 bu/acre. N1/2NE1/4 Section 3-T9N-R35W and SW1/4 Section 34-T10N-R35W-FSA Tract 989-226 acres cropland with 127.8 acres wheat base at 34 bu/acre and 0.9 acres corn base at 121 bu/acre.

**Soils:**

Primary soils are Class III and IV Keith and Ulysses-Sulco silt loams with smaller amount of Class II Keith and McCook silt loams.

**Lease and  
Possession:**

Possession to pass to Buyer at Closing subject to farm lease ending February 28, 2009.

**Price:**

\$365,000

**Contact:**

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Jerry Sloan 308-631-5520

*Offered Exclusively By:*

**NORTH PLATTE OFFICE**

P.O. Box 1166

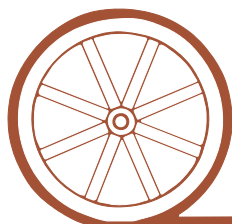
I-80 & US Hwy 83

North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

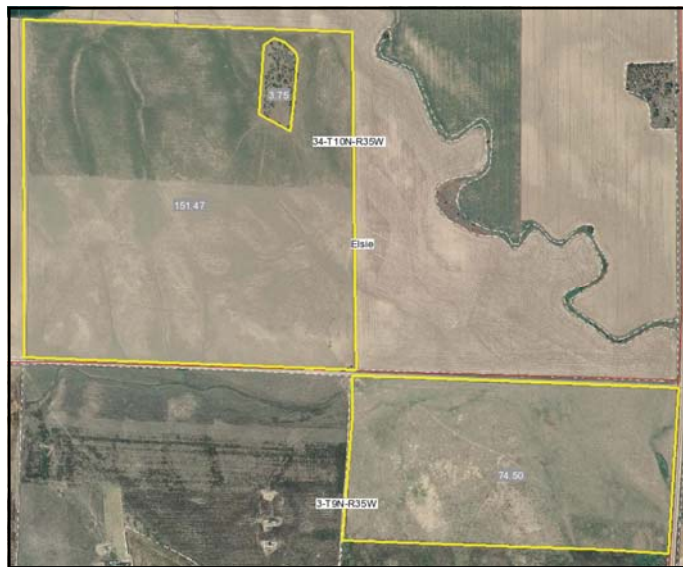
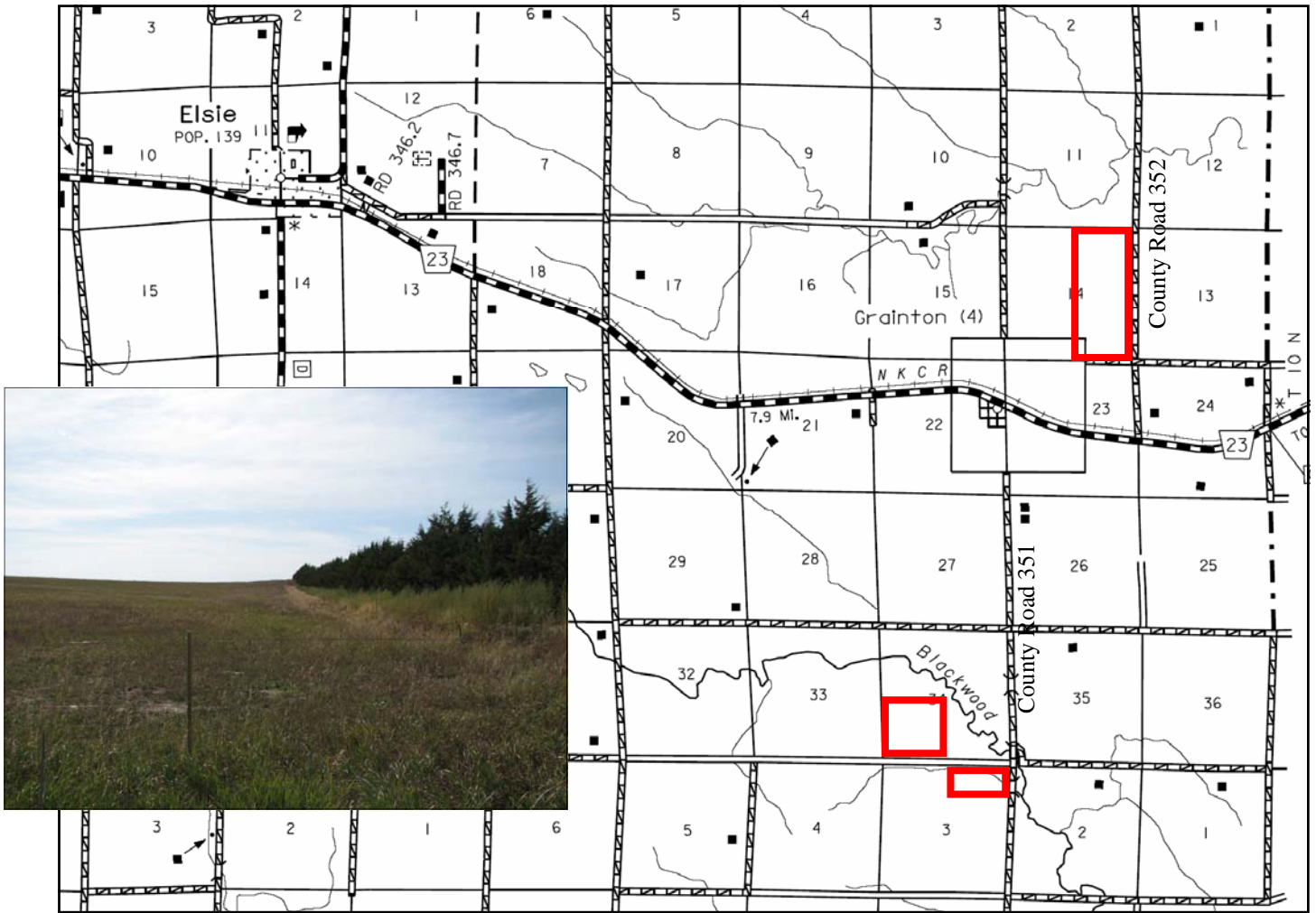
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