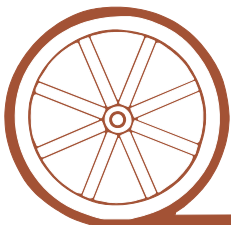


LAND FOR SALE



GRAINTON PIVOT

- Location:** 3.5 miles south and .5 miles east of Grainton, NE on county graveled road.
- Legal Description:** SE1/4 Section 2-T9N-R35W of the 6th P.M., Perkins County, Nebraska.
- Acres:** 157.13 acres Taxed
- Taxes:** 2006 Real Estate tax payable in 2007 is \$2,323.08
- Land Use:** Pivot irrigated cropland
- FSA Info:** 151.2 acres cropland: 134 acres irrigated, balance in dryland corners and former CRP Trees. Base: 147.5 acres Corn base @ 41 bu yield.
- Water:** NE well reg# G-077166, drilled 5-1-1993 to 480 ft, static 132 ft, pump set at 750 gpm from 150 ft. Sargent 8" pump, Amarillo Gear, Cat 3208, Valley 6000 electric pivot, 1-4500 gallon fuel tank, 1-3,000 gallon fuel tank. Located in the Middle Republican NRD and maybe subject to pumping restrictions.
- Soils:** Majority type is Keith silt loam and McCook silt loam both Class II with some Ulysses-Colby silt loam Class III
- Price:** \$295,000 Cash
- Comments:** Excellent soil and equipment. Located just 3 miles off oil road. Ethanol plant and feedlots close by.
- Contact:** Loren Johnson-Listing Agent (308) 539-4452 e-mail loren@agriaffiliates.com
Mike Polk, Duane McClain, Bruce Dodson, or Jerry Weaver



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Information contained herein was obtained for sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense.