

# LAND FOR SALE

## Perkins County Pivot Quarter Section

**SOLD**

**Location:** 2 miles south of Grant, Nebraska.

**Legal Description:** NE 1/4, Section 23, T10N-R55W of the 6th P.M., Perkins County, Nebraska.

**Acres & Taxes:** Perkins County Assessor reports 153.94 irrigated acres with 2010 real estate taxes payable in 2011 are \$2,295. 2010 Occupancy taxes are \$762.



**Land Use:** 123.3 acres pivot irrigated and 23.0 acres non-irrigated cropland, balance grass and roads.

**Water Rights & Well:** Well registration G-040559 drilled in 1973 to 400 ft and test pumped at 2,198 GPM in 1973. Sargent Irrigation records show the current pump setting at 290 ft and pumping from about 250 ft for 700 GPM at 55 PSI. Upper Republican NRD records show 127 certified acres with 119.68" remaining allocation at the start of the 2011 irrigation year.

**Irrigation Equipment:** Reinke Electrogator center pivot with 100 HP electric motor served by Midwest Electric.

**Soils:** Soils are primarily Class IV Valent loamy sands and Class III Woodly loamy fine sand, with some Class II Satanta very fine sandy loams.

**FSA Info:** 148.2 acres cropland with 71.1 acres corn base at 121 bu/acre and 19.1 acres wheat base at 41 bu/acre.

**Mineral Rights:** Owner reserves 50% of all owned oil & gas mineral rights.

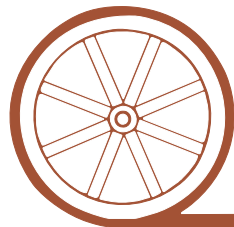
**Price:** To qualify to participate in private auction requires a written offer of at least **\$500,000** with 10% earnest deposit. Buyers with written offers attend the private auction in Grant, Nebraska on September 7th.

**Comments:** Nice pivot irrigated quarter section located in an excellent farm area near Grant, NE. Two miles to the grain elevator and has a very good irrigation well. Possession March 1, 2012.

**Contact:** Jerry Weaver— Listing Agent— 308-539-4456 or [jerry@agriaffiliates.com](mailto:jerry@agriaffiliates.com)  
Mike Polk, Loren Johnson, or Bruce Dodson

*Co-Exclusively listed with Colson Agency*

**NORTH PLATTE OFFICE**  
P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)



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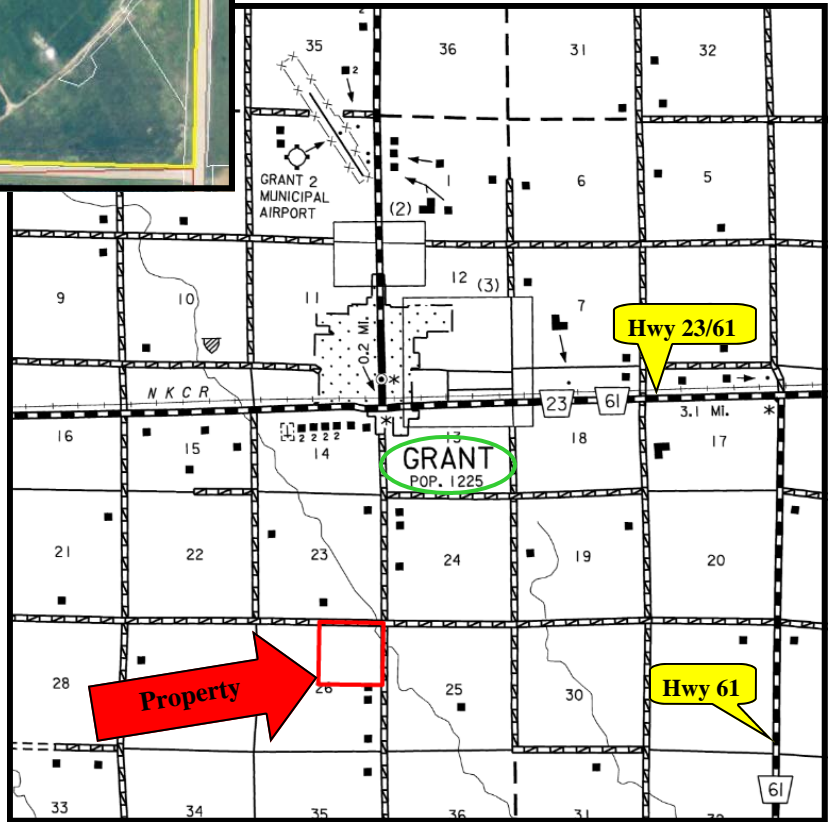
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**(308) 534-9240**  
Telecopier (308) 534-9244

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**Jerry Weaver, AFM**  
 (308) 534-9240  
 Cell 539-4456  
 Home 534-6725  
 P.O. Box 1166  
 North Platte, NE 69103  
 Email: jerry@agriaffiliates.com  
 www.agriaffiliates.com

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