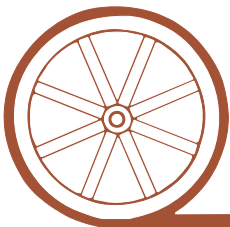


LAND FOR SALE

GRAINTON PIVOT & DRYLAND

- Location:** One and three-fourths miles south and three-fourths mile west of Grainton, Nebraska on county gravel road.
- Legal Description:** NE Section 33; W1/2NW Section 34-T10N-R35W of the 6th P.M., Perkins County, Nebraska.
- Acres:** 234.89 Tax Assessed Acres
- Taxes:** 2007 Real Estate Taxes payable in 2008: \$2,920.06
2007 NRD Occupation Tax: \$991.37
- FSA Info:** 227.9 FSA cropland acres, with following bases and yields; corn-148.7 acres at 113 bushel yield; wheat-55.3 acres at 37 bushel yield.
- Water:** Nebraska Well Registration #G-062780; well test in December 2000 showed 126 ft static level, 817 gpm from 198 ft pumping level. Pump was totally reworked in October 2001 and adjusted for lo-pressure drops on pivot. Beginning of 2008 crop season had 123.8 inches carry over on water allocation with 132 certified irrigated acres.
- Soils:** Good combination of McCook and Ulysses-Colby silt loams
- Improvements & Equipment:** 8 Tower Reinke pivot with lo-pressure drops and new tower control boxes in 2007, 150HP electric motor, rebuilt Sargent pump, and submersible well for stock watering.
- Price:** \$375,000
- Comments:** Excellent equipment, production, and access on county gravel road.
- Contact:** Mike Polk-Listing Agent 308/539-4446 mike@agriaffiliates.com
Loren Johnson, Bruce Dodson, Jerry Weaver or Duane McClain



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