

NEBRASKA REAL ESTATE FOR SALE

GRAINTON NON-IRRIGATED FARM



LOCATION: 4 miles south and 2 miles east of Grafton, NE.

LEGAL DESCRIPTION: T9N – R35W of the 6th P.M., Perkins County, Nebraska,
Section 12: NE1/4

ACRES: Perkins County Assessor indicates there are 155.66 taxed acres.

TAXES: 2016 taxes payable in 2017 are \$1,816.52

LAND USE: Non-irrigated cropland that consists of 70% Class III Keith and McCash loams.

FSA BASE: The farm is enrolled into PLC and includes 93.65 acres of Corn Base @ 151 bu. yield and 47.62 acres of wheat base @ 46 bu. yield. There is a 4.9 acre portion of the field enrolled into CRP that pays \$255 annually until 2023.

SUMMARY: This is a good farm located in a competitive area. The farm does have some roll to it. It has good county road access.

PRICE: \$225,000

CONTACT: Duane McClain, Listing Broker
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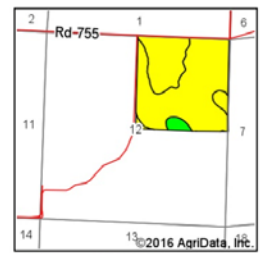
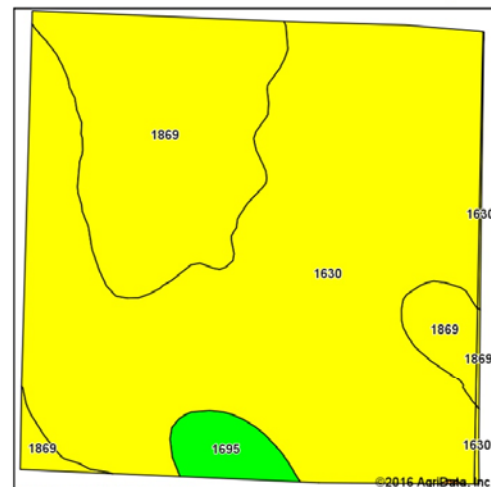
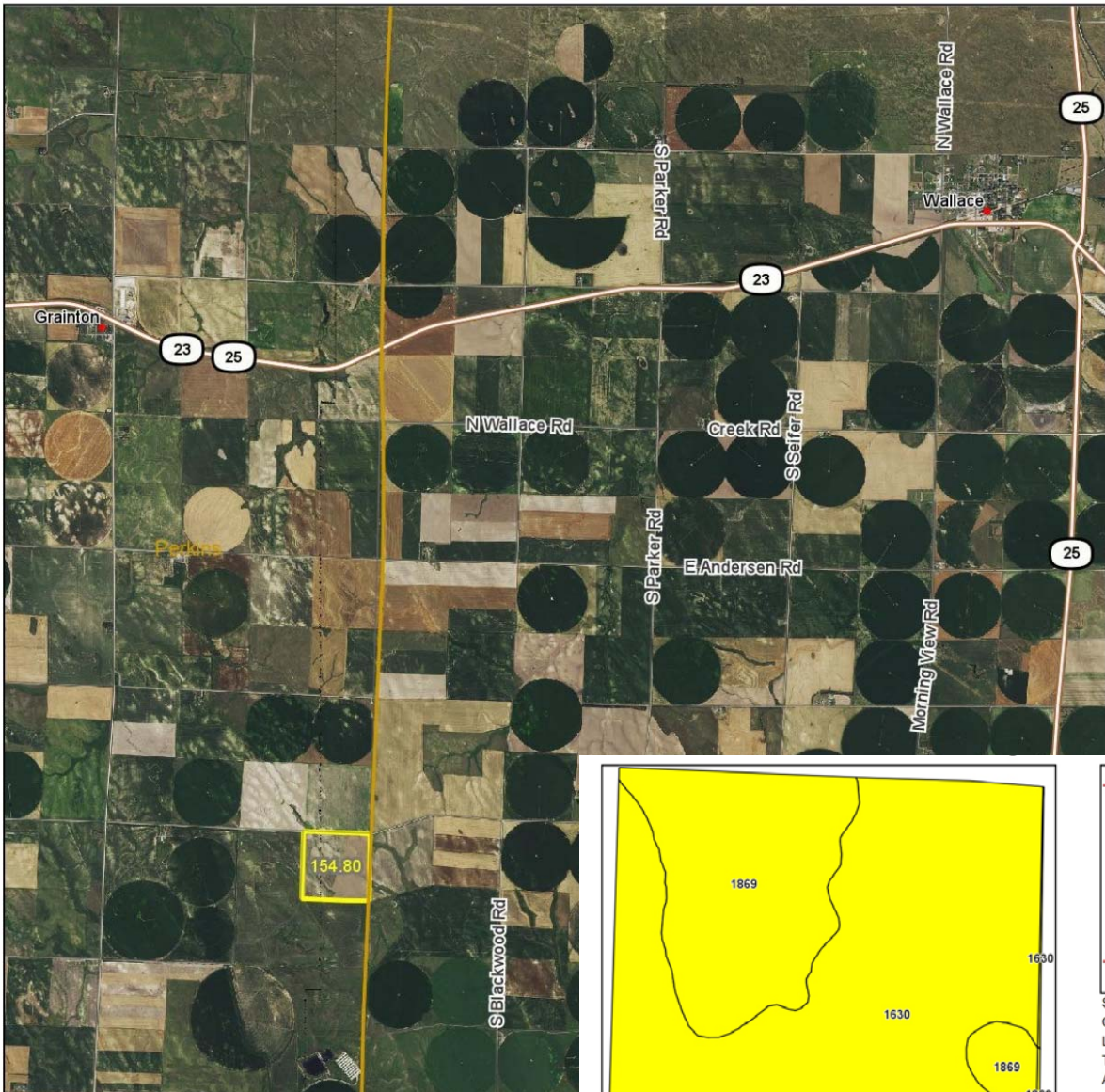
North Platte, NE

Phone 308.530.0221

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Granton Non-Irrigated Farm extended aerial




State: Nebraska
 County: Perkins
 Location: 12-9N-35W
 Township: Elsie
 Acres: 154.8
 Date: 6/15/2016



Soils data provided by USDA and NRCS.

Area Symbol: NE111, Soil Area Version: 14
 Area Symbol: NE135, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	Dry beans Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated	
1630	Keith silt loam, 3 to 6 percent slopes, eroded	107.27	69.3%		IIIe	IIIe	63	31	119	25	56	
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	41.89	27.1%		IVe	IVe	42					
1695	McCash very fine sandy loam, 0 to 1 percent slopes	4.83	3.1%		IIc	IIe	64	37	134	40	79	
1630	Keith silt loam, 3 to 6 percent slopes, eroded	0.58	0.4%		IIIe	IIIe	63	31	119	25	56	
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	0.23	0.1%		IVe	IVe	42					
Weighted Average								57.3	22.8	87.1	18.7	41.5



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