



LAND FOR SALE



157.31 ± ACRES
**PERKINS COUNTY,
 NEBRASKA**

**OFFERED AT
 \$298,889**

**PROPERTY TAXES
 \$1,517.76**

This farm is located just 2 miles south of Highway 23 off a well-traveled road. This would make a good investment property or a great addition to any farming operation. Located near several competitive grain markets. For a showing please contact Jeff Moon at 308.627.2630.



Jeff Moon, ALC
Farm & Ranch Specialist

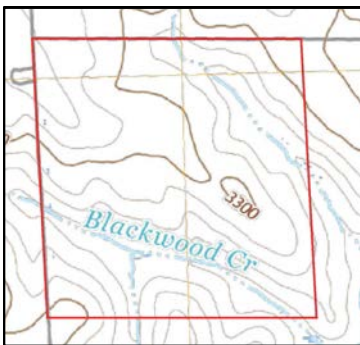
-  Holdrege, Nebraska
-  (308) 627-2630
-  Jeff.Moon@AgWestLand.com



Perkins08-Tract 5



LAND FOR SALE



Total Acres - 157.31 +/-
 Dryland Acres - 153.37 +/-
 Other Acres - 3.94 +/-

Legal Description

Northwest 1/4 Section 32, Township 10 North, Range 35 West

FSA Information

Total Cropland Acres - 430.3 +/-
 Wheat - 47.42 Base Acres - 35 PLC Yield
 Corn - 227.69 Base Acres - 84 PLC Yield
 Total Base Acres - 275.11

*FSA base acres may need to be reconstituted at the FSA office when some or all tracts are sold.

Mineral Rights

All minerals owned by Seller, if any, convey to Buyer.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	88.89	56.55	0	45	4e
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	37.78	24.03	0	38	4e
1868	Ulysses-Sulco silt loams, 3 to 6 percent slopes, eroded	15.89	10.11	0	48	3e
1875	Woody fine sandy loam, 0 to 3 percent slopes	13.08	8.32	0	49	2e
1630	Keith silt loam, 3 to 6 percent slopes, eroded	1.57	1.0	0	49	3e
TOTALS		157.2 1(*)	100%	-	44.0	3.72

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