

LAND FOR SALE



Perkins County Dry Cropland

339.10 ± ACRES | PERKINS COUNTY, NEBRASKA

Located just southwest of Grafton, Nebraska, this dryland farm offers an excellent opportunity to own quality cropland, comprised primarily of Class II and III silt loam soils, in a strong agricultural area in Perkins County.

With convenient access to several grain handling facilities within a 25-mile radius, the property is well-positioned for efficient farming operations.



Faith Correll

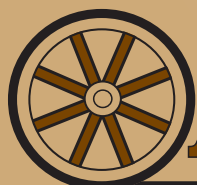
LISTING AGENT:

FAITH CORRELL

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*Chase Dodson, Bruce Dodson, D.J. Lunkwitz, Mike Wilken,
Mike Polk, Bonnie Downing, Scott Speck*

Offered exclusively by:



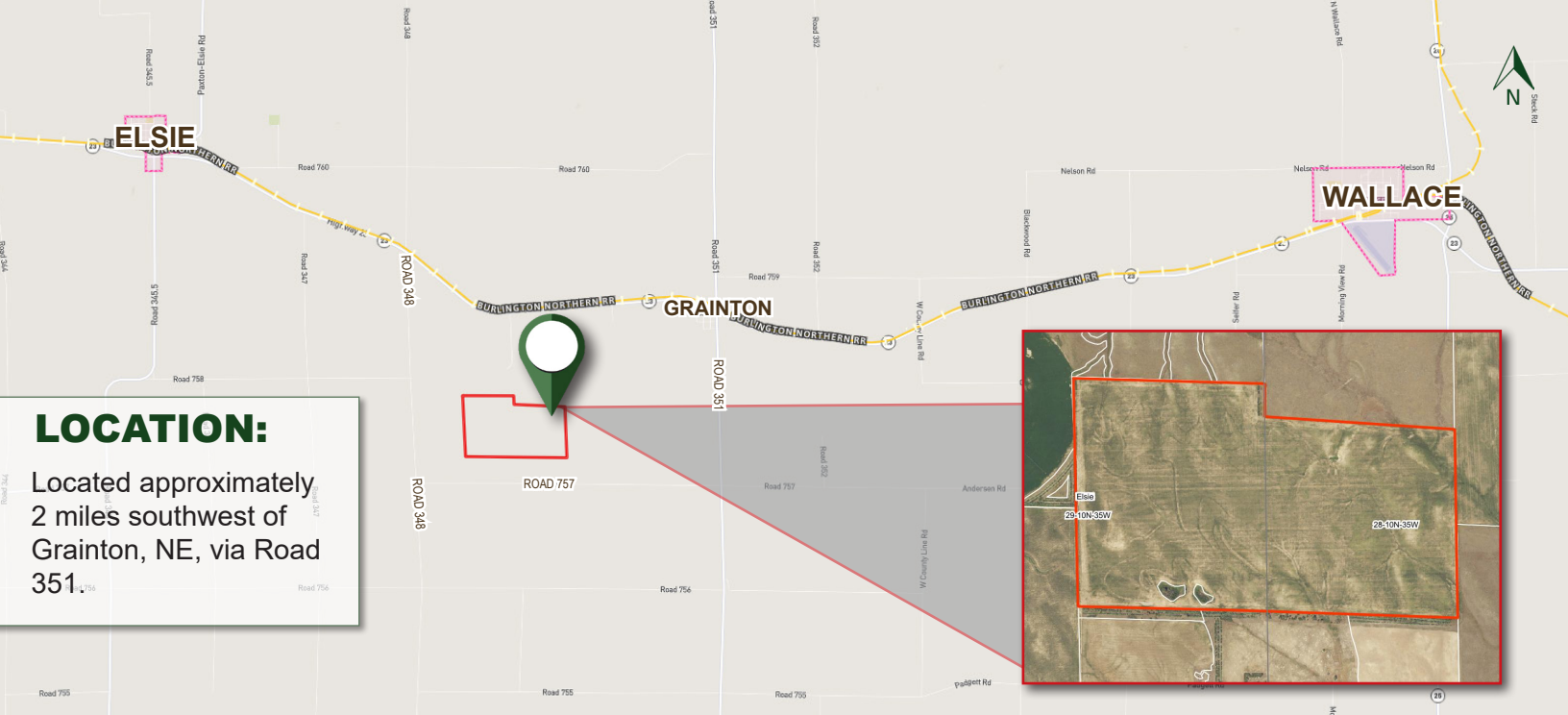
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Brochure & Listing





LOCATION:

Located approximately 2 miles southwest of Grainton, NE, via Road 351.

PROPERTY INFORMATION

LEGAL DESCRIPTION:

S $\frac{1}{2}$ NW $\frac{1}{4}$ & N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 28, N $\frac{1}{2}$ SE $\frac{1}{4}$ & South 106 acres of NE $\frac{1}{4}$ Section 29, all in Township 10 North, Range 35 West of the 6th P.M. in Perkins County, Nebraska.

ACRES & TAXES:

339.10 Tax-assessed acres
2025 Taxes due in 2026: \$2,872.12

USDA-FSA INFORMATION:

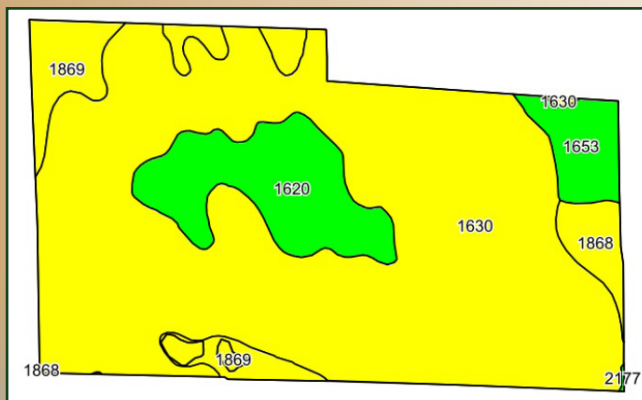
337.74 total FSA cropland acres
• 224.9 corn base acres @ 37 PLC yield
• 19.26 wheat base acres @ 37 PLC yield

LEASE:

Farm lease in place, expiring Feb 28, 2027

PRICE:

\$640,000



CROPLAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
1630	Keith silt loam, 3 to 6 percent slopes, eroded	253.66	74.6%		IIle
1620	Keith silt loam, 1 to 3 percent slopes	39	11.5%		Ile
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	25.56	7.5%		IVe
* Remainder of the soils in Class II or III. Full soils map available on the online listing or ask the listing agent.					



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