

LAND FOR SALE



Perkins County Irrigated Cropland

603.61 ± ACRES | PERKINS COUNTY, NEBRASKA

Prime irrigated cropland featuring three full-circle pivots, situated in a strong farming community with convenient access just 3¾ miles south of Grafton, Nebraska.

View Full
Brochure & Listing



LISTING AGENT:

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Offered exclusively by:



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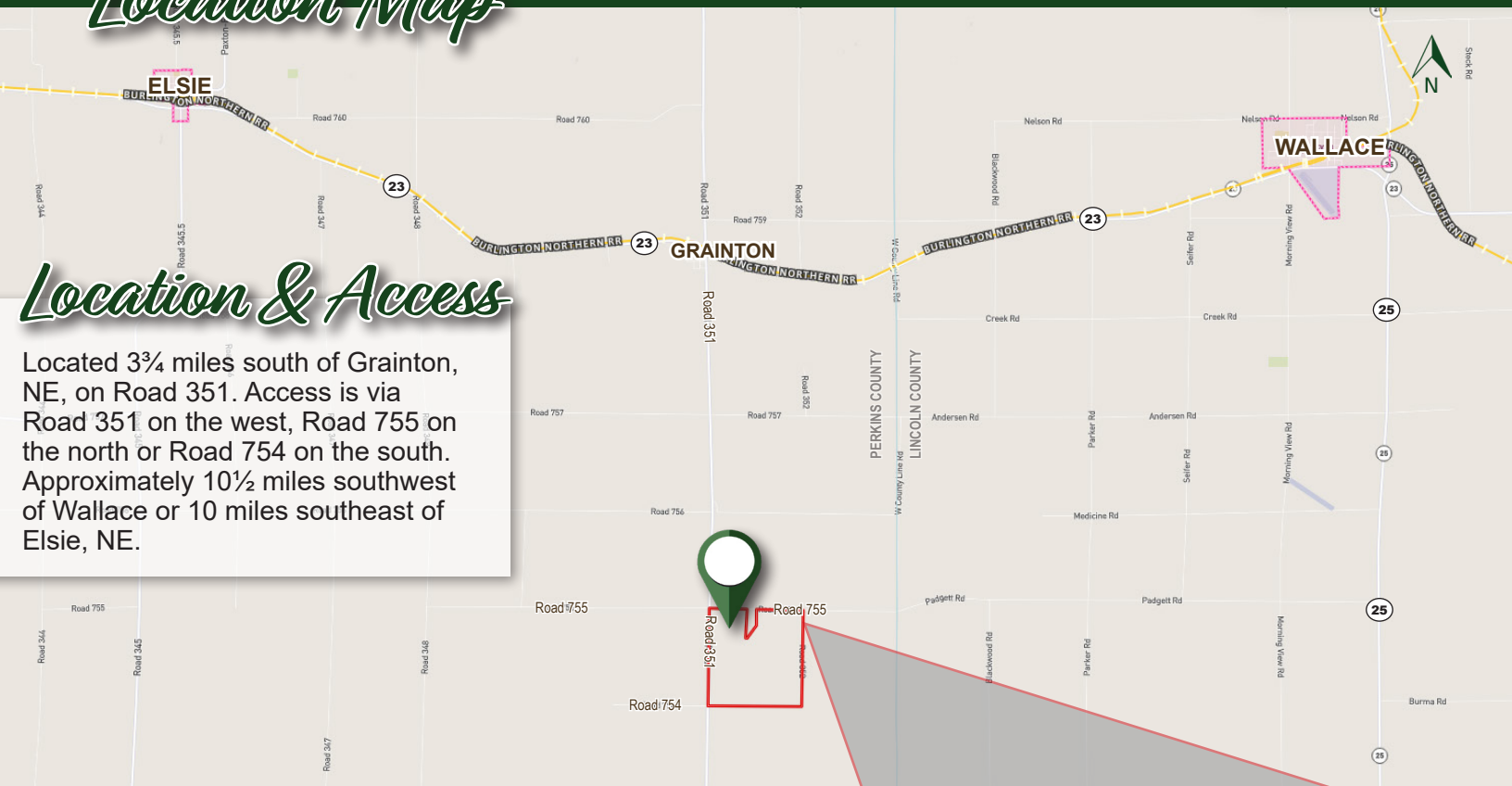


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Location Map

Location & Access

Located 3¾ miles south of Grainton, NE, on Road 351. Access is via Road 351 on the west, Road 755 on the north or Road 754 on the south. Approximately 10½ miles southwest of Wallace or 10 miles southeast of Elsie, NE.



AERIAL MAP



BIN SITE

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LEGAL DESCRIPTION:

All of Section 11, except for a tract of land in the N½ 16.59 acres (Survey Project #21-134), Township 9 North, Range 35 West of the 6th P.M. in Perkins County, Nebraska.

603.61± estimated acres
Estimated real estate taxes: \$18,419.39

**APPROXIMATE
LAND USE:**

397.70 ac.	Irrigated Cropland
172.97 ac.	Dry Cropland
24.67 ac.	Tree/Shelter Belt
8.27 ac.	Roads/Waste

CERTIFIED IRRIGATED ACRES:

397.70 total certified irrigated acres in the Upper Republican Natural Resources District

USDA-FSA INFORMATION:

- 32.01 wheat base acres @ 37 PLC yield
- 373.77 corn base acres @ 118 PLC yield

WELL INFO:

G-019208
Completed: 1/1/1956 Depth: 252 ft. Pumping Level: 135 ft. Gallons/Minute: 1,000 gpm
Converted to new submersible well in 2018

G-047593
Completed: 10/25/1975 Depth: 420 ft. Pumping Level: 135 ft. Gallons/Minute: 1,000 gpm

EQUIPMENT:

9-tower Reinke Electrogator center pivot, Sargent pump, 100hp US Electric Motor, pivot control panel (south electric well)
6-tower Valley center pivot & Valley Icon 5 pivot panel (north submersible well)
8-tower Reinke Electrogator center pivot & Hitachi (north submersible well)

LEASE:

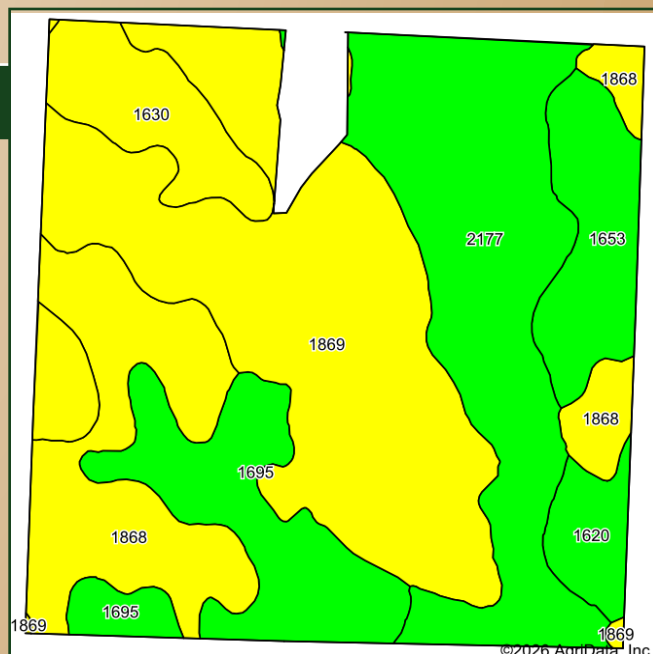
Farm lease in place, expiring
Feb 28, 2027.

PRICE:

\$4,301,000

CROPLAND SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	Irr Class*
1869	Ulysses-Sulco silt loams, 6-9 percent slopes, eroded	200.41	33.2%		IVe
2177	McCook silt loam, occasionally flooded	136.61	22.7%		IIw
1868	Ulysses-Sulco silt loams, 3-6 percent slopes, eroded	98.29	16.3%		IIIe
1695	McCash very fine sandy loam, 0-1 percent slopes	71.62	11.9%		IIe

* Remaining soils in Class II and III. Full soils map available on the online listing or ask the listing agent.



Productive Irrigated Cropland with Three Full-Circle Pivots



Ideally located between Elsie and Wallace, Nebraska - just south of Grafton. Benefiting from easy access, this tract offers strong agricultural potential in a well-established farming area.



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Helping Clients Achieve Their Real Estate Goals

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