

LAND FOR SALE



Location:

8 miles south of Ogallala, Nebraska on Highway 771 to the Keith and Perkins County Line and 2 1/2 miles East on County Road 771.

Legal

Description:

NE1/4 and Pt. NE1/4NW1/4 (Surveyed Tract) Section 20-T12N-R38W of the 6th P.M., Perkins County, Nebraska.

Acres:

169.52 Tax Assessed Acres

Taxes:

2013 Taxes Payable in 2014: NE1/4 - Estimated at \$1,440 after conversion from Satellite to Dryland status.

8 1/2 Acres Building Site Approximately \$1,520.00

Improvements:

1974 - 3,136 sq. ft. Manufactured Home with full finished basement, 4 Bedrooms, 3 Bathrooms, New Steel Roof, New Thermo Pane Windows and New Septic System in 2010. 50'x80' Steel Building with 14'x22' doors at each end and has a full concrete floor. South 1/2 of Building is fully insulated and heated. Several small storage buildings. 1 - 3,000 Bu. Grain Bin with pit, auger and air fan. There is a Natural Gas Line to the shop building.

FSA Info:

Currently combined with adjacent quarter section, but base should be split out as 11.76 acres Wheat base, 92.4 acres Corn base, 15.5 acres Sunflower base, and 15.5 acres Soybean base Subject to Perkins County FSA Committee Approval.

Land Use:

160 Acres Dryland Farmland and balance in Building Site and Roads. Farm ground was previously farmed as Satellite Irrigated Acres with adjacent Pivot 1/4. There is currently a 10 - Tower Gifford - Hill Pivot on this 1/4 that the Seller will remove by Spring of 2014.

Soils:

Majority of the Kuma loam and Satanta loam and Loamy Fine Sands with some Sarben loamy fine sands intermixed.

Price:

\$500,000.00

Comments:

This is an excellent farming 1/4 and has been prepped to plant corn in 2014. The buildings are all in excellent condition and ready to move in with an excellent windbreak all along the north side of the building site.

Contact:

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Jerry Weaver, Bruce Dodson, Loren Johnson, Chase Dodson, Greg Polk, Tony Eggleston, Roger Leuhrs or Don Walker

Offered Exclusively By:

NORTH PLATTE OFFICE

P.O. Box 1166

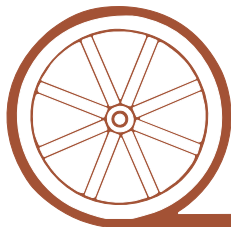
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