

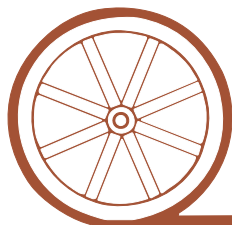
LAND FOR SALE

Granton, NE Dry Cropland

SOLD

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- Location:** 2 1/2 miles south of Granton, NE.
- Legal Description:** S1/2S1/2 Section 35-T10N-R35W of the 6th PM of Perkins County, Nebraska.
- Acres:** 158.5 Tax Assessed Acres
- Taxes:** 2009 Real Estate Taxes — \$806.26
- Land Use:** 109 acres dry cropland and 41 acres native pasture. Native pasture is eligible to convert to dry cropland.
- FSA Info:** Perkins County Farm #4230—Tract #6301—109.2 acres cropland; Crop Base: Wheat - 50.7 Ac at 35 Bu, Corn - 25.4 Ac at 43 Bu, Soybeans - 24.5 Ac at 11 Bu.
- Soils:** 35% Class II Kuma and McCook silt loams; 50% Class III Keith and Ulysses - Sulco silt loams.
- Price:** \$105,000 Cash
- Comments:** Nice quarter section with 109 acres crop land and possibility to convert other 41 acres of pasture to cropland.
- Contact:** **Jerry Weaver-Listing Agent - 308-539-4456—jerry@agriaffiliates.com**
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Sloan, Duane McClain at 308-534-9240



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NORTH PLATTE OFFICE

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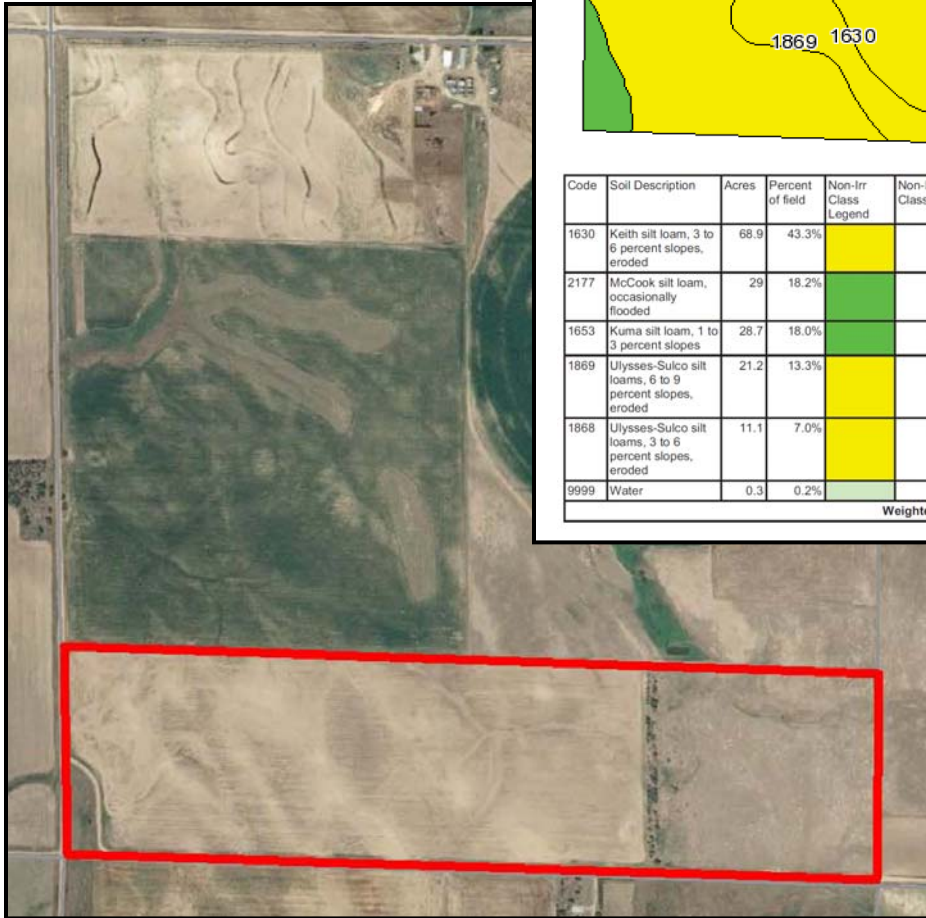
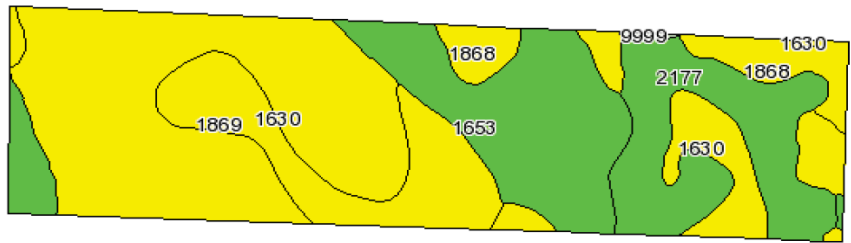
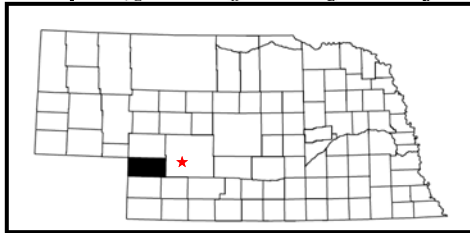
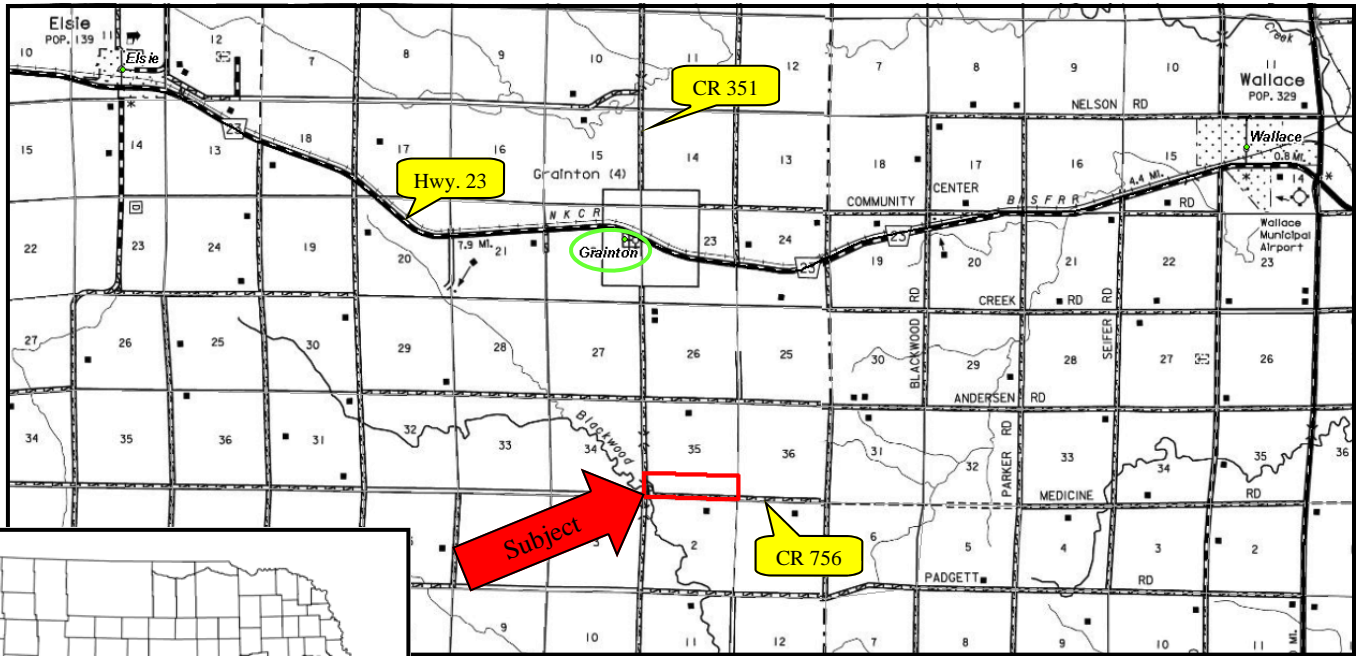
North Platte, NE 69103

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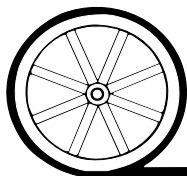
(308) 534-9240

Telecopier (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Winter wheat
1630	Keith silt loam, 3 to 6 percent slopes, eroded	68.9	43.3%		Ille	Ille	63	4.5	1.2	100		32	90	28
2177	McCook silt loam, occasionally flooded	29	18.2%		Ilw	Ilw	51	6	2.8	130	50	60	115	35
1653	Kuma silt loam, 1 to 3 percent slopes	28.7	18.0%		Ille	Ille	60	6		175		38	80	
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	21.2	13.3%		Ive	Ive	42							
1868	Ulysses-Sulco silt loams, 3 to 6 percent slopes, eroded	11.1	7.0%		Ille	Ille	46					31		22
9999	Water	0.3	0.2%											
Weighted Average							56.2	4.1	1	98.5	9.1	33.8	74.3	20



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