



# LAND FOR SALE



157.31 ± ACRES

PERKINS COUNTY,  
NEBRASKA

PRICE REDUCED  
\$275,000

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**

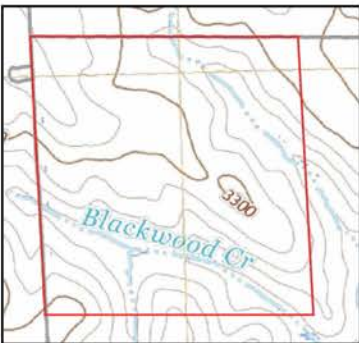
-  Holdrege, Nebraska
-  (308) 627-2630
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Perkins08-Tract 5



# 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 - 154.62 +/-  
 Wheat - 17.21 Base Acres - 35 PLC Yield  
 Corn - 82.66 Base Acres - 84 PLC Yield  
 Total Base Acres - 99.87

### 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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