

# Nebraska REAL ESTATE For Sale



## Southern Perkins County Irrigated Farm

**Pivot irrigated farm opportunity located in southern Perkins County with 258.9 Upper Republican NRD certified irrigated acres under 2 pivot systems.**

**LOCATION:** Farm is located in southern Perkins County, NE on County Road 330 just south of Road 755. The farm is 1 mile west of Highway 61 about 6 miles south of Grant, NE.

**ACRES:** 300+/- total taxed acres

**REAL ESTATE TAXES:** 2023 taxes payable in 2024 are estimated to be \$10,579.00. This tax value does include the building site that the Seller is retaining.

**Upper Republican NRD OCCUPATION TAX:** \$2,589.00

**LEGAL DESCRIPTION:** Township 9 North – Range 38 West of the 6th P.M., Perkins County, Nebraska  
Section 7: N1/2 less tract to be surveyed in NE1/4NE1/4

**FARM DETAILS:** This pivot irrigated farm is located in a very competitive area for cropland acres. Commodity marketing opportunities in the region include an ethanol production plant, cattle feeding capacity of over 100,000 head, multiple grain delivery stations at Imperial and Grant along with a delivery point 5 miles away on Highway 61.

Full possession of the farm for 2024 planting is available with an acceptable offer early in April.

**PRICE: \$1,900,000.00**

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*All information throughout this brochure is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.*

## IRRIGATION EQUIPMENT and WELL DATA:

**EAST PIVOT:** (8) tower Electrogator pivot, 125 hp electric motor and Fairbanks irrigation pump, electric control panel, Registered NE Irrigation well G-024744 with 129.2 Upper Republican NRD certified irrigated acres was drilled 1965 to 270'. Drilling time stats for this well are available from Broker. This well does need some work or may need replaced. The pump is currently sitting near the bottom of the well.

The irrigation well is located in the building site being retained by the Seller. A well use agreement will be provided for the Buyer for the life of the well. This well is on it's power service meter.

Soils under the east pivot are 39% Class II Haxtun fine sandy loam and 61% Class IV and VI Dailey and Valent loamy sand.

**WEST PIVOT:** (10) tower Electrogator pivot, 125 hp electric irrigation motor, Sargent irrigation pump, electrical control panel, Registered NE Irrigation well G-061568 with 129.7 Upper Republican NRD certified irrigated acres was drilled in 1979 to 380', static water 146', pumping level 160' at drilling time. Currently, the pump set at an unknown depth and is rated at 900 gpm.

Soils under the west pivot 34% Class IV Dailey loamy sand and 66% Class VI Valent loamy sand.

**Both irrigation wells are pooled together for NRD management. The usage in '23 was averaged out at 10.2". The pool has 52.3" left for the current allocation period which is 2023-2027. They have 107.35" of carryforward.**

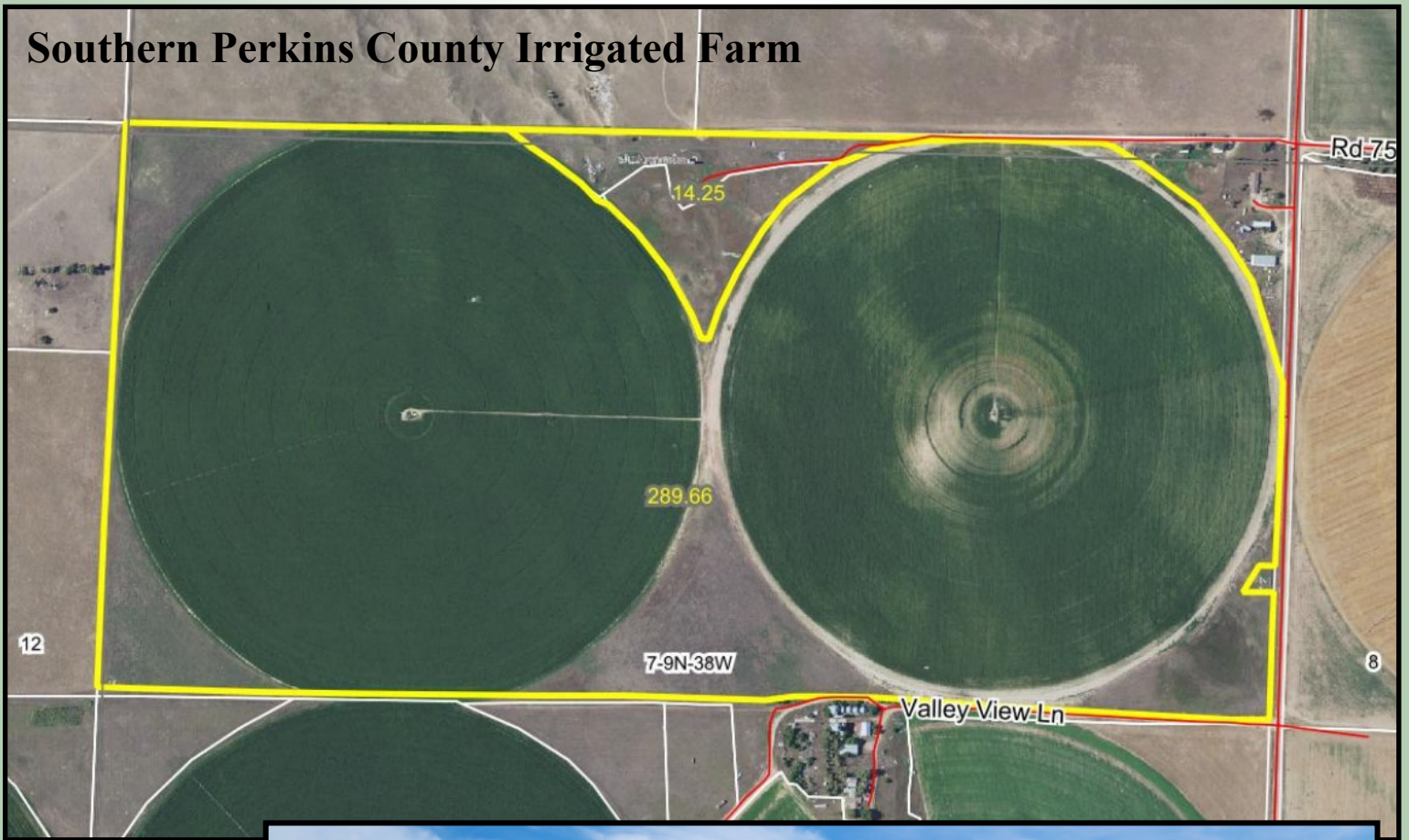
**FSA BASE INFO:** Farm is enrolled in PLC with 265 acres corn base at 150 bushel yield and 15.3 acres wheat base with 39 bushel yield. Base will transferred with approval of the FSA County Committee.





**Nebraska**  
**Land Brokers**

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FOR ADDITIONAL DETAILS YOU MAY NEED ABOUT  
THIS OPPORTUNITY, PLEASE CONTACT:



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Scan for farm details