

# Perkins County Half Section

- Location:** The Property is located one mile east of Highway 61 in Perkins County between Grant and Ogallala Nebraska.
- Legal :** The E1/2 Section 30-T12N-R38W of the 6th PM
- Acres:** 317.11 Tax Assessed
- Taxes:** \$4,038.66 -2014
- Land Use:** 308 +/- Cropland with 1 acre site and remaining roads and waste.
- Possession:** Purchaser to receive possession at closing subject to an existing lease on the cropland for 2016.
- Soils:** The soils are Primarily Class I & II Kuma, Satanta Loam.
- Comments:** This is a very productive dryland parcel located two miles east of Highway #61 and Scouler Elevator with gravel road access on three sides. The topography is level to slightly undulating. Buyer to receive landlord share of 206 +/- acres growing wheat.
- Sale Price:** \$585,000
- Contact:** Gary McCormick; Broker/Listing Agent (308) 539-4448 or [mccormickapp@inebraska.com](mailto:mccormickapp@inebraska.com).

**Sold**

## McCormick Appraisal & Real Estate

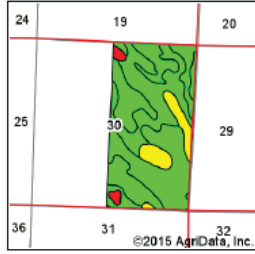
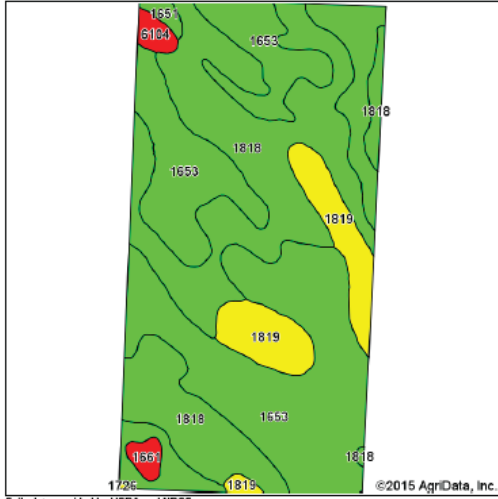
109 E. 2nd Street Ste #1

North Platte, NE 69101

308-696-3248

[www.mccormicklandappraisal.com](http://www.mccormicklandappraisal.com)

### Soil Map



State: **Nebraska**  
 County: **Perkins**  
 Location: **30-12N-38W**  
 Township: **Eckery**  
 Acres: **317.85**  
 Date: **11/30/2015**

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Soils data provided by USDA and NRCS.

Area Symbol: NE135, Soil Area Version: 17											
Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class 'c	Irr Class 'c	Range Production (lb/acre/yr)	SRPG	Corn Irrigated	NCCPI Overall	
1653	Kuma silt loam, 1 to 3 percent slopes	159.88	50.3%			IIe	2372	60	137	37	
1818	Satania very fine sandy loam, 1 to 3 percent slopes	120.05	37.8%			IIe	2475	55	129	32	
1819	Satania very fine sandy loam, 3 to 6 percent slopes	29.30	9.2%			IIIe	2470	49	127	26	
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	3.21	1.0%			IVe	2129	45	104	29	
1661	Lodgepole silt loam, frequently ponded	2.92	0.9%			IIIw	1000	28		33	
1651	Kuma loam, 1 to 3 percent slopes	2.37	0.7%			IIe	2330	59	147	36	
1725	Rosebud loam, 1 to 3 percent slopes	0.12	0.0%			IIIe	2386	33	124	27	
<b>Weighted Average</b>							<b>2404.6</b>	<b>56.6</b>	<b>131.5</b>	<b>34</b>	

