

# LAND FOR SALE

**PRICE REDUCED!**



## Perkins Co. Dry Cropland

150 ± ACRES | PERKINS COUNTY, NEBRASKA

### Nice Tract of Near-Level Dry Cropland, currently in Wheat Stubble

Featuring Class II & III soils with excellent access via graveled county roads on the north and west sides. This property has been proudly held in the same family for generations.



Bonnie Downing, ARA

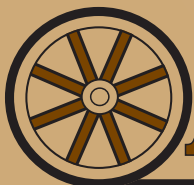
#### LISTING AGENT:

**BONNIE DOWNING**

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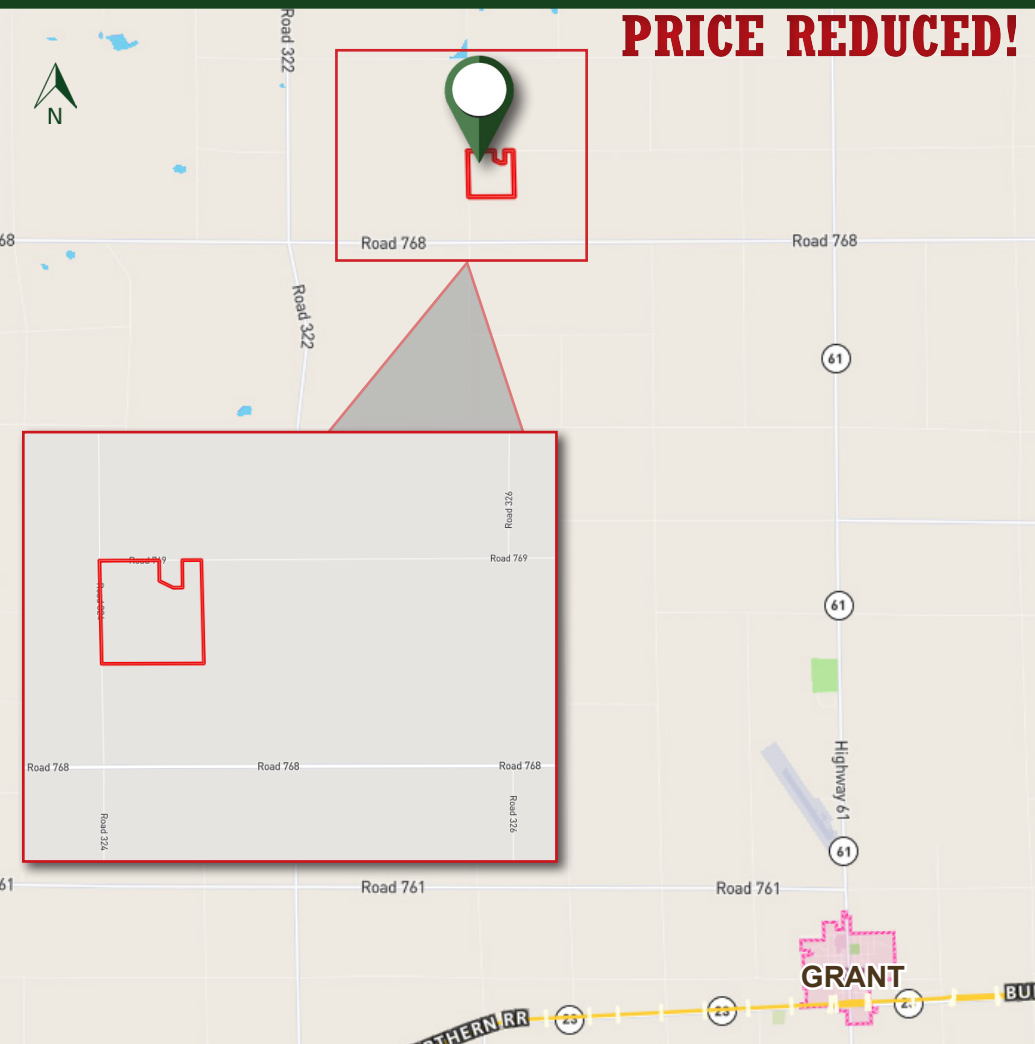


## PROPERTY INFORMATION

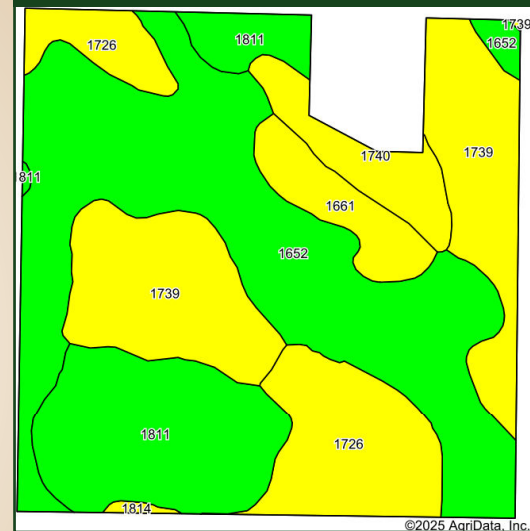
<b>LEGAL DESCRIPTION:</b>	PT of the NW¼ (less 10.01 acres explained in survey 25-161) of Section 32, Township 12 North, Range 39 West of the 6th P.M. in Perkins County, Nebraska
<b>LOCATION:</b>	<b>From Grant, NE:</b> 8.4 miles north of Grant, Nebraska via U.S. Hwy 61 and 3.5 Miles west on Road 769.
<b>ACRES &amp; TAXES:</b>	150.17 Tax-assessed acres 2024 Taxes due in 2025: \$1,426.06
<b>NATURAL RESOURCES DISTRICT:</b>	Upper Republican Natural Resources District.
<b>LAND USE:</b>	146.08 acres of dry cropland, currently in wheat stubble.
<b>SOILS:</b>	55.2% Class II and 44.8% Class III Soils - primarily Kuma silt, Rosebud-Canyon & Satanta loams.

**PRICE:** ~~\$375,000~~ **\$350,000**

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## SOIL MAP



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