

LAND FOR SALE



Northern Perkins County Dryland

150.17 ± ACRES | PERKINS COUNTY, NEBRASKA

Proudly owned by the same family for generations, this near-level tract of dry cropland offers excellent access from graveled county roads along the north and west sides.



Bonnie Downing, ARA

LISTING AGENT:

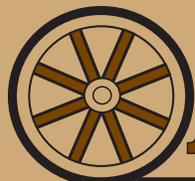
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Offered exclusively by:

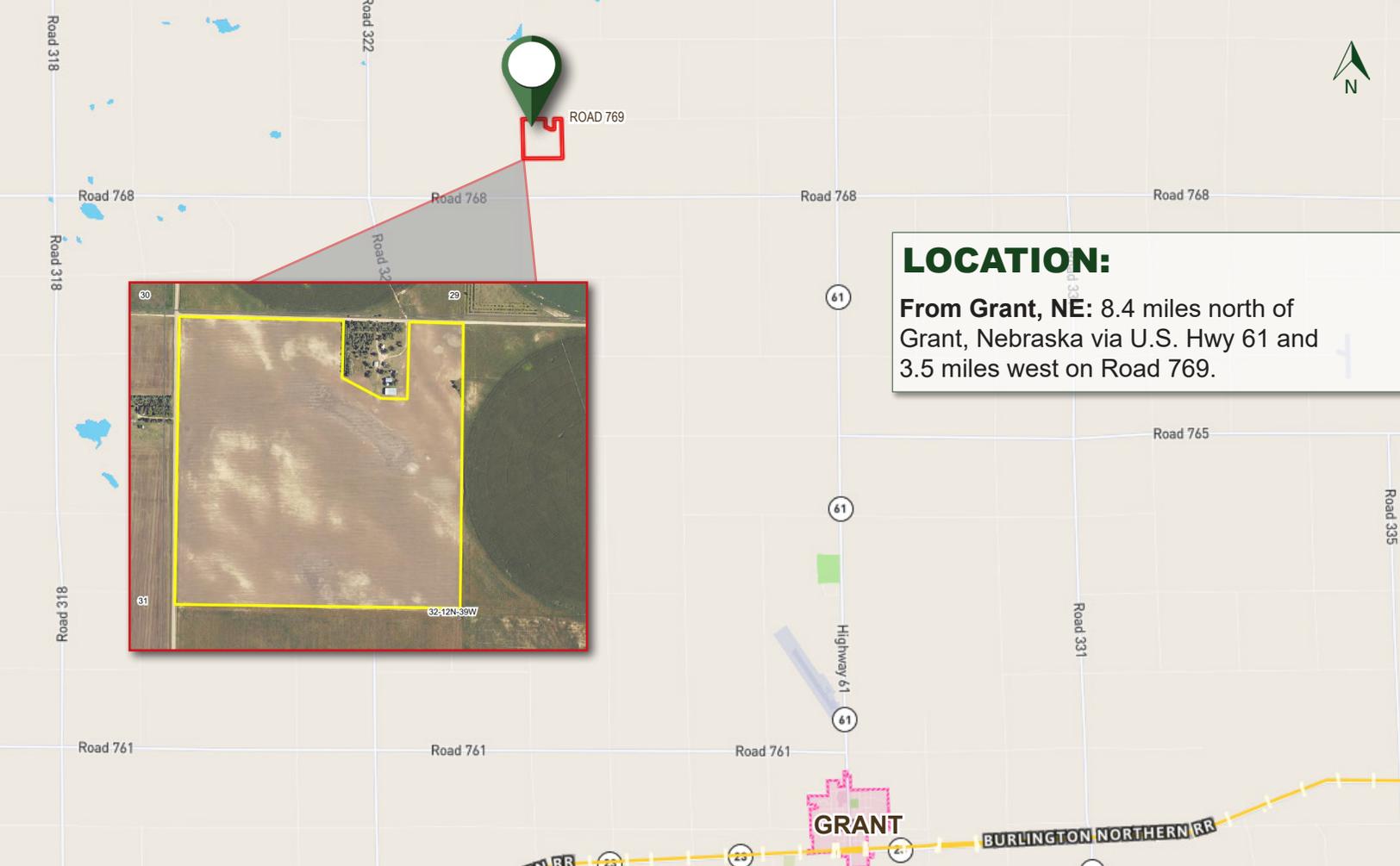


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LOCATION:

From Grant, NE: 8.4 miles north of Grant, Nebraska via U.S. Hwy 61 and 3.5 miles west on Road 769.

PROPERTY INFORMATION

LEGAL DESCRIPTION: PT of the NW¼, less 10.01 surveyed acres, of Section 32, Township 12 North, Range 39 West of the 6th P.M. in Perkins County, Nebraska

ACRES & TAXES: 150.17 Tax-assessed acres
2025 Taxes due in 2026: \$1,150.14

NATURAL RESOURCES DISTRICT: Upper Republican Natural Resources District

LAND USE: 146.08 acres of dry cropland, currently in wheat stubble

SOILS: 55.2% Class II and 44.8% Class III Soils - primarily Kuma silt, Rosebud-Canyon and Satanta loams

PRICE: **\$350,000**

