



FOR SALE

DRYLAND FARM

Perkins County, NE

155.2 +/- Acres

OFFERED AT:

\$294,500

ABOUT THIS PROPERTY:

Located two and a half miles directly south of Grant, Nebraska, in Perkins County, you will find 155.2 +/- acres of nice lying non-irrigated farm land. This farm consists mainly of Valent Loamy Sand Soils. This farm is situated in a prime location, featuring well-maintained gravel roads and easy access to town, as well as multiple end-users. This farm will be a great addition to anyone's portfolio or farming operation.



More About this Property:

Give us a call for more information or to schedule your private tour of this productive, non-irrigated Nebraska farm. Don't miss the opportunity to "Grow your Legacy" and invest in a very nice farm.

Legal Description: NE1/4 35-10N-39W 155.2+/- acres in Perkins County, NE (excluding 4.02 acres in NE corner)

Perkins County Parcel ID: 680100873

Taxes: 2024 - \$1,136.34

Income Potential: \$11,500 - cash rent

FEATURES:

- 155.2 +/- Acres
- Almost entirely tillable
- Along well-maintained county roads
- Close proximity to Grant
- Rolling topography
- Good soils

PERKINS COUNTY,
NEBRASKA



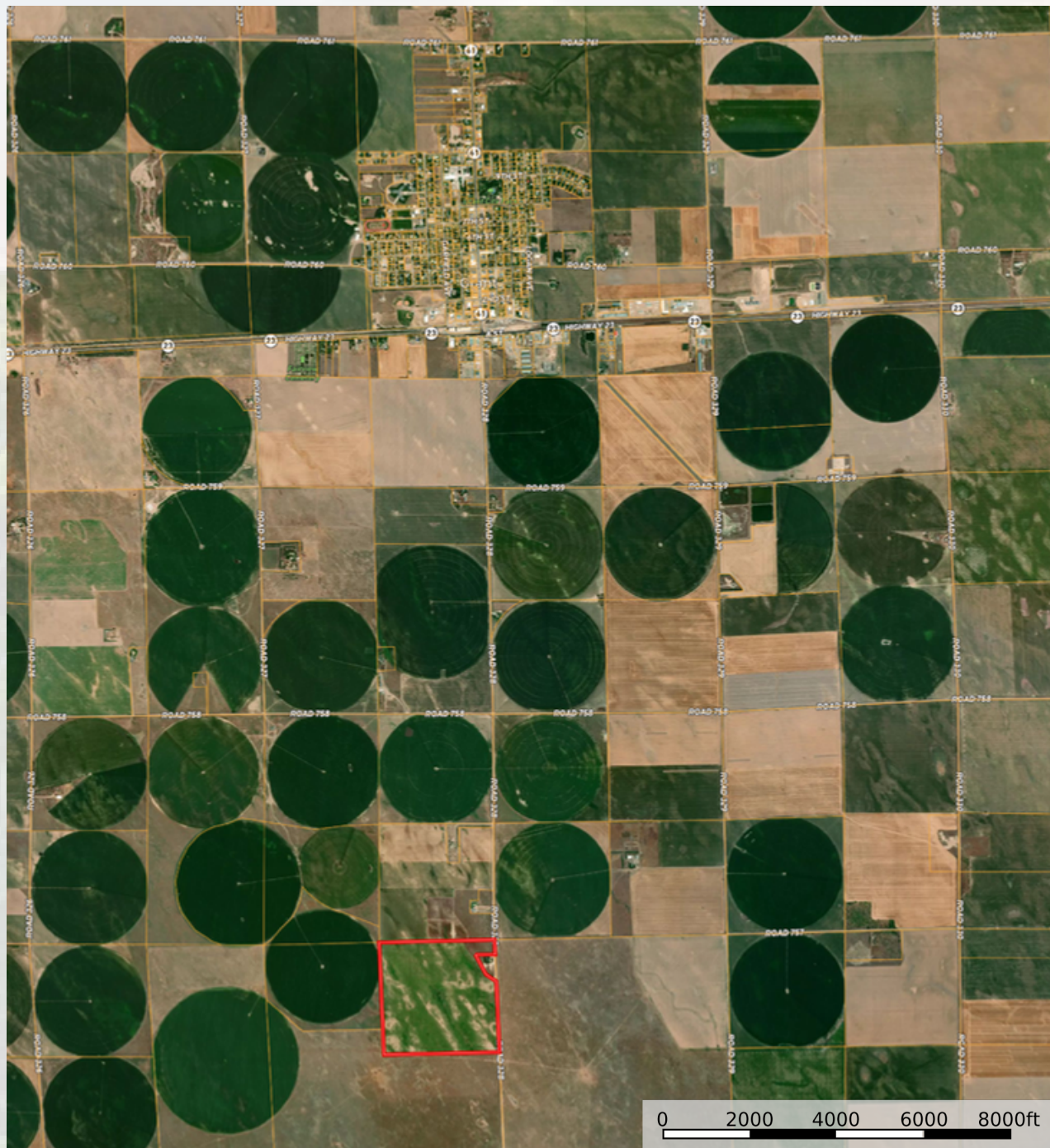
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LAND CO

HELPING **YOU** BUY
AND SELL LAND





AMERICAN LEGACY LAND CO.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1896	Valent loamy sand, 3 to 9 percent slopes	85.71	55.29	0	19	6e
1876	Woody loamy fine sand, 0 to 3 percent slopes	19.86	12.81	0	47	3e
1895	Valent loamy sand, 0 to 3 percent slopes	14.82	9.56	0	20	6e
1547	Dailey loamy sand, 0 to 3 percent slopes	13.77	8.88	0	29	4e
5281	Vetal fine sandy loam, 0 to 3 percent slopes	12.22	7.88	0	46	2e
5935	Creighton very fine sandy loam, 3 to 6 percent slopes	5.04	3.25	0	43	3e
1899	Valent sand, rolling	3.63	2.34	0	10	6e
TOTALS		155.0 5(*)	100%	-	26.27	5.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

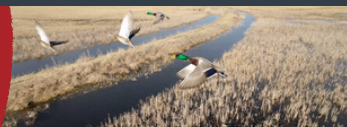






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COMMITTED • DETERMINED
TRUSTED



Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.
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Bryan@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

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