



231 +/- ACRES
FARM & RANCHLAND
HARLAN COUNTY, NE
PRICE REDUCTION - \$860,000



Here is a great opportunity to own a productive piece of farm and ranchland in Harlan County, Nebraska. This property consists of 188 +/- acres of lush grassland, as well as 43+/- acres of productive dryland farm ground featuring Holdrege Silt Loam soils. 141.26 acres of pasture have been enrolled in the Grasslands Conservation Reserve Program (CRP), with an enrollment date of 12/02/2021. Contact Ross for more details on the current CRP contract. This property is open for the 2024 crop year. All owned mineral rights will convey.



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PROPERTY DETAILS



Located in close proximity to Highway 136 and well-maintained gravel roads provides great access. This property is 4 miles from the Ag Valley Co-op Orleans elevator and only 10 miles to the CHS Alma elevator.

Property Directions - From Orleans, travel north on I road 3.5 miles. The property sits on the righthand (east) side of the road.

Total Property Acres (Per Assessor) - 231 +/-

Acres of CRP: 141.26 +/-

Acres of Grassland: 46.74 +/-

Acres of Dryland: 43 +/-

FSA Information

Wheat - 7.54 Base Acres - 36 PLC Yield

Corn - 34.97 Base Acres - 123 PLC Yield

Soybeans - 9.34 Base Acres - 43 PLC Yield

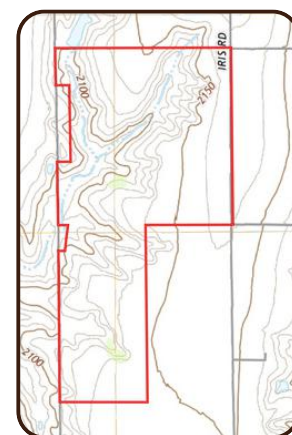
Total Base Acres - 51.85

Property Taxes - \$3,042.06

Legal Description

-West 1/2 of the Northwest 1/4 Section 34

-Southwest 1/4 Section 27, Township 3 North, Range 19 West of the 6th PM. Harlan County, NE.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2810	Uly and Coly silt loams, 11 to 30 percent slopes	98.69	42.13	0	65	6e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	73.77	31.49	0	70	2e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	27.47	11.73	0	65	4e
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	22.54	9.82	0	55	6e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	11.75	5.02	0	79	2c
TOTALS		234.2 2(*)	100%	-	66.31	4.3

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty, or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through an independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions, or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.

Maps are for illustrative purposes only and are not intended to represent actual property lines.