

# LAND FOR SALE

160+/- Acres • Harlan County, Nebraska

*Offered at \$1,400,000*

## Highlights:

- Close to major grain markets
- Productive soils with modern irrigation equipment
- Very appealing to investors and farmers alike



L-2300174

For additional information, please contact:



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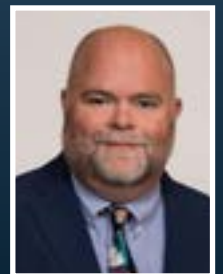
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# Property Information

**Legal Description:** NW 1/4 27-2-18

**Property Location:** From Alma, Nebraska, head east on Highway 136 to O Road, then one mile north to 710 Road. Turn east one-half mile on the south side of the road.

**Property Description:** Well located pivot irrigated and pasture land, it has great access to grain markets including a feed yard and multiple grain elevators.

**Irrigation Equipment:** 2014 Zimmatic center pivot, motors, sheds, one propane and one diesel tank.

**Well Information:** G-053005, Registration 11/22/1976, 300 GPM, 80' static level, 112' pumping level. G-059218, Registration 12/28/1977, 300 GPM, 80' static level, 102' pumping level.

**Farm Data:**

Cropland	119.71 acres
Pasture	37.11 acres
Non-crop	<u>3.18 acres</u>
Total	160.00 acres

**FSA Information:**

	<u>Base</u>	<u>PLC Yield</u>
Corn	40.38 acres	112 bushels
Soybeans	41.12 acres	45 bushels

**2022 Taxes:** \$7,235.22

**Price:** \$1,400,000

**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	79.48	48.94	0	79	2c
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	43.93	27.05	0	70	2e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	39.01	24.02	0	65	6e
TOTALS		162.42(*)	100%	-	73.21	2.96

**Location Map**

