



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

243± Acres, Harlan County, Nebraska

OFFERED AT
\$1,575,000

Highlights:

- High quality dryland farm
- Excellent access just 2 1/2 miles west of Highway 183
- Strong local market and strong agricultural area



For additional information, please contact:

**Chadd Jacobson, AFM/ Agent | (308) 991-4040
CJacobson@FarmersNational.com**

Property Information

Directions to Property: From Alma, Nebraska, go north on Highway 183 for 7 1/2 miles to 717th Road, turn west and go 2 1/2 miles. The property is on the north side of K Road.

Legal Description: SW1/4 and S1/2NW1/4 13-3-19, Harlan County, Nebraska.

Property Description: Don't miss out on this high quality dryland farm located between Alma and Holdrege 2 1/2 miles west of Highway 183. The land consists of mostly Holdrege Silt loam. Full possession in 2026.

Farm Data:

Cropland 237 acres
 Non-Crop 6 acres
 Total 243 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	119.87 acres	54 bushels
Corn	111.23 acres	127 bushels

2026 Taxes: \$4,493.14 **Price:** \$1,575,000



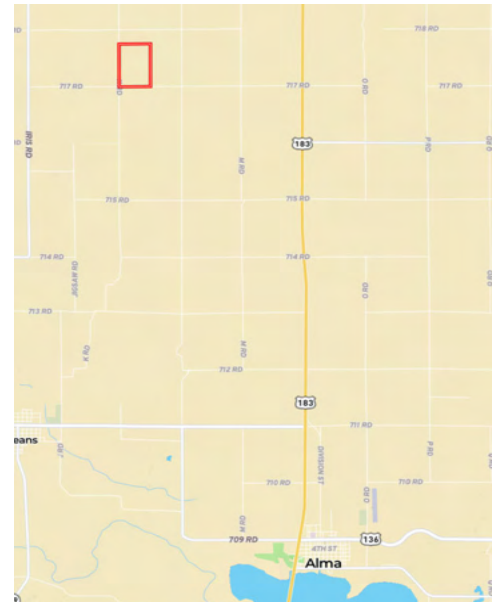
Aerial Map



Soil Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	238.09	98.07	0	69	2e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	2.44	1.01	0	76	2e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	2.24	0.92	0	63	6e
TOTALS		242.77(*)	100%	-	69.01	2.04

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.