

LAND FOR SALE

HARLAN COUNTY - GRAVITY IRRIGATED

SOLD

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LOCATION:

1 mile south and 1 mile east of Republican City, Nebraska or 1/2 mile east of Harlan County Dam. Access is provided by county gravel and minimum maintenance roads.

LEGAL DESCRIPTION:

W1/2 SW1/4 Section 1; and E1/2 SE1/4 Section 2; located north of county road, all in T1N-R17W Of the 6th P.M., Harlan County, Nebraska. (Excepted out are tracts for irrigation canal.)



PROPERTY DESCRIPTION:

The Harlan County Assessor indicates a total of 124.0 acres +/- . Farm consists of good quality gravity irrigated cropland which is divided into three fields, and is planted to newly seeded alfalfa.

SOILS:

Soils consist almost entirely of Class I Hord and Hall silt loams.

FSA INFORMATION:

Harlan County Farm #3146
Total Cropland - 116.4 acres
Government Base Acres -
 Corn 106.1 acres @ 121 bu/acre
 Grain Sorghum 3.5 acres @ 84 bu/acre
 Soybeans 3.0 acres @ 32 bu/acre
(yields are for both direct and counter cyclical payments.)
All cropland is considered non-highly erodible by the NRCS.

Offered Exclusively By:



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

IRRIGATION

INFORMATION: Water for irrigation is provided by the Bostwick Irrigation District, a re-use pit, and two electric irrigation wells. Water is distributed by gated aluminum irrigation pipe.

	<u>Well #1</u>	<u>Well #2</u>
Registration	G116442	G116441
Completion Date	1/1930	6/2002
Well Depth	50'	57'
Static Water Level	35'	35'
Pumping Level	46' @ 300 gpm	50' @ 300 gpm
Column	3"	3"
Pump	7.5 hp electric submersible	7.5 hp electric submersible

Bostwick Water Information

Farm receives 94 acres of water rights from the district. Water is pumped from the canal with power provided by a 10 hp electric motor. Current cost, \$20 per acre assessment plus \$3 per inch per acre up to 12 inches per acre.

Re-use Pit

A re-use pit is located in the south, and receives all run off water from the farm. Water is pumped with a Berkley pit pump powered by a 10 hp electric motor.

Irrigation water is distributed by underground irrigation pipe servicing two risers, along with 2,700 feet of 10 inch and 3,360 feet of 8 inch gated aluminum irrigation pipe.

NRD

INFORMATION: Farm is located in the Lower Republican Natural Resource District, and is subject to certified irrigated acres, and water allocation. The farm contains 116.4 certified irrigated acres. The current allocation period is from 2008 to 2012. The farm currently has its full allocation of 45 inches per certified irrigated acre.

RE TAXES: 2009 - \$1,548.44

LIST PRICE: \$340,000

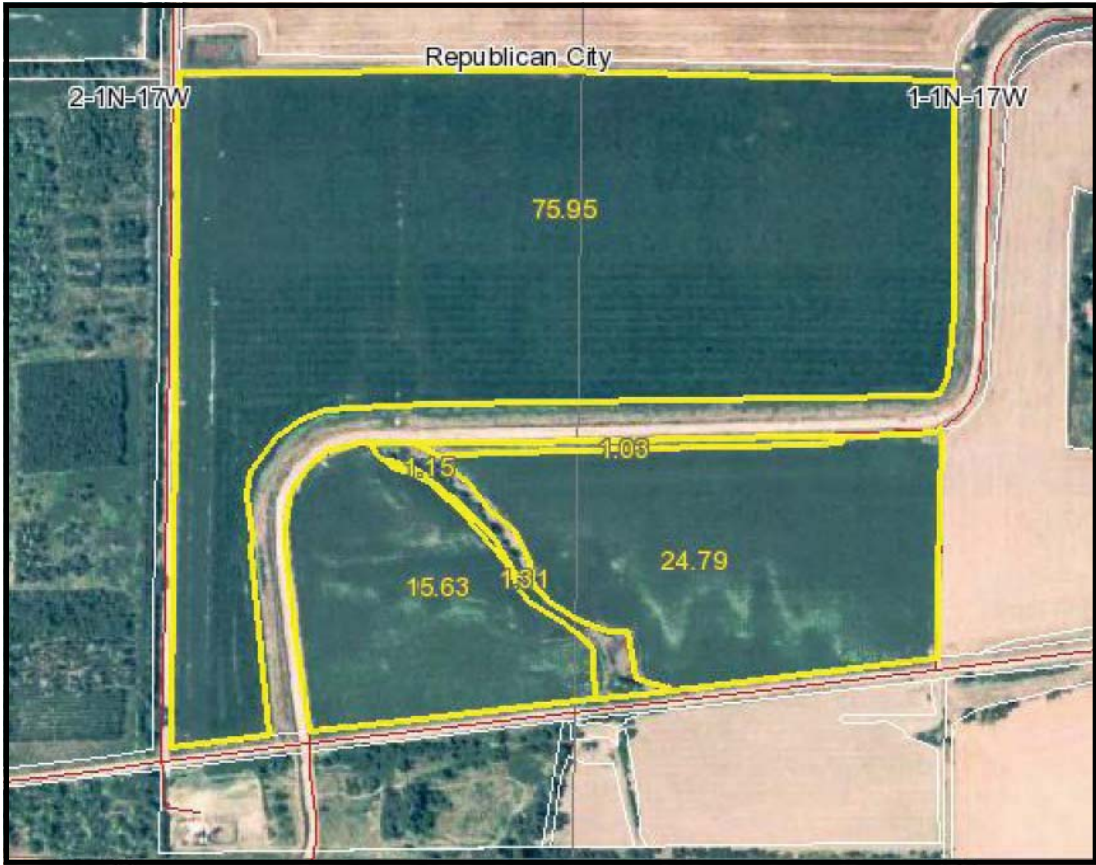
TERMS: Cash

COMMENTS: Farm sells subject to a 50/50 crop share lease which terminates December 31, 2011. This is a good quality farm located in a strong farming community.

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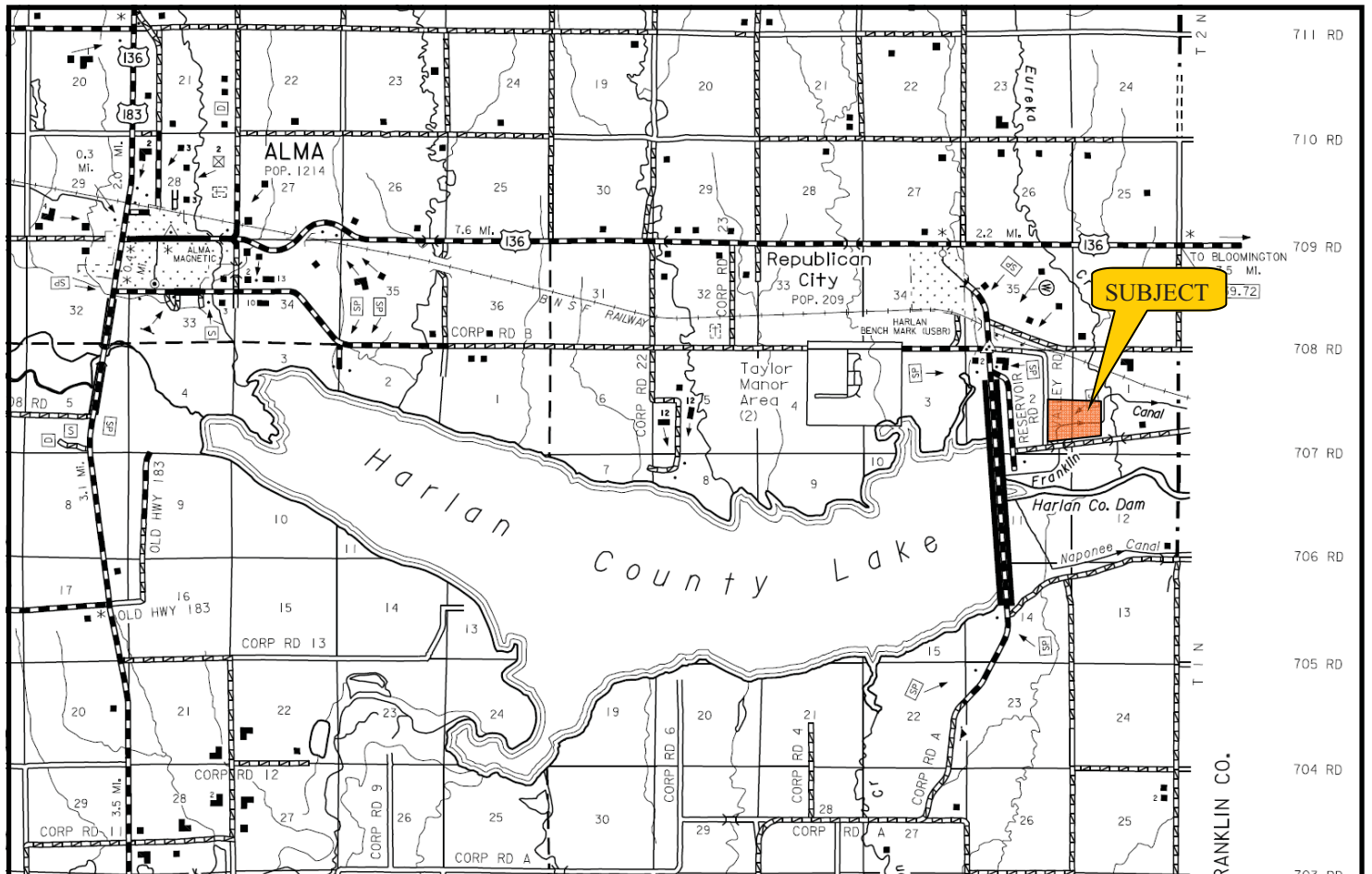
Email: kyinfo@agriaffiliates.com





**HARLAN COUNTY
GRAVITY IRRIGATED**

**AERIAL PHOTOGRAPH
&
LOCATION MAP**



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