

# LAND FOR SALE

## LEDROIT FARM - PARCEL #1 HARLAN COUNTY, NEBRASKA

**Location:** 2 miles north and 1/2 mile east of Republican City, Nebraska.  
(located on Road 711)

### Legal

**Description:** SE1/4 Section 14-T2N-R17W of the 6th P.M., Harlan County, Nebraska.

### Property

**Description:** Harlan County Assessor indicates a total of 165.0 acres. Farm consists of gravity irrigated and dry cropland with pasture.

### FSA Info:

Total Cropland - 127.6 acres  
Government Base Acres  
Corn 77.1 acres at 119 bu/acre  
Soybeans 11.1 acres at 35 bu/acre  
Grain Sorghum 3.7 acres at 86 bu/acre  
Wheat 29.5 acres at 38 bu/acre  
(yields are for both direct and counter cyclical payments)

### Irrigation

**Information:** Water for irrigation is provided by a well located along the north border. Irrigation well and equipment information is as follows:

Well Registration	G037150
Completion Date	7/13/1972 at 730 gpm
Well Depth	209'
Static Water Level	132'
Pumping Level	168'
Column	8"
Pump - Western Land Roller	
Gearhead - Amarillo, 80 hp	
Power Unit - Caterpillar Model 3406	
1,000 gallon fuel tank	

(Water is distributed by tenant owned irrigation pipe which does not sell with property)



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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.

**NRD**

**Information:** The farm is located in the Quick Response area of the Lower Republican Natural Resource District, (NRD) and contains 96.6 certified irrigated acres. Farm is also subject to water allocation.

**Livestock**

**Water:** Provided by a well equipped with an electric submersible.

**Soils:** Soils of the cropland consist primarily of Class II Holdrege silt loam, with lesser amounts of Class III, IV and VI silt loams.

**Taxes:** 2009 Real Estate Taxes - \$2,222.30

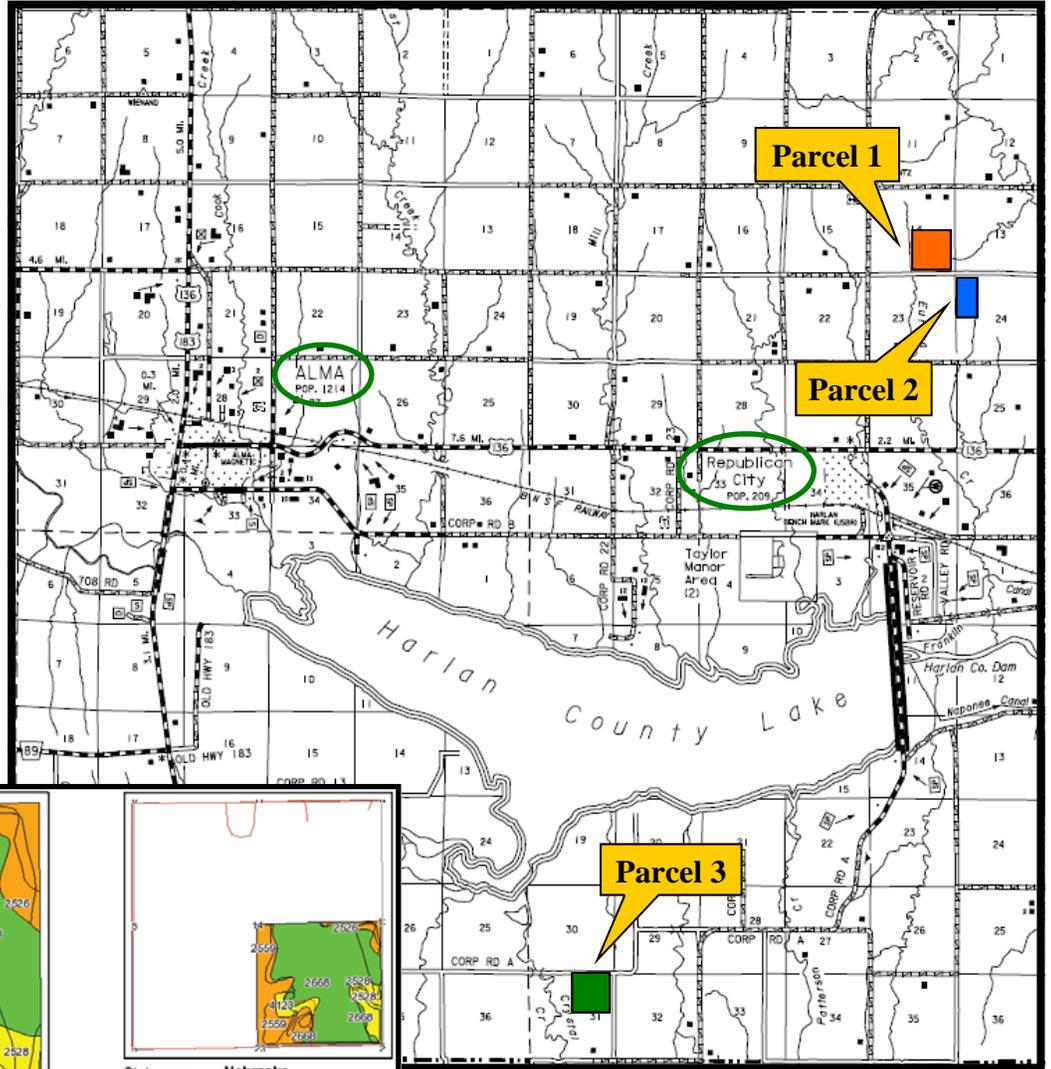
**List Price:** **\$315,000**      **Cash**

**Comments:** This is an opportunity to own a good quality gravity irrigated farm located in a strong farming community. (Farm sells subject to a 2010 cash farm lease).

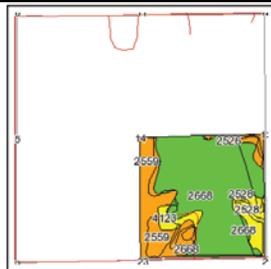
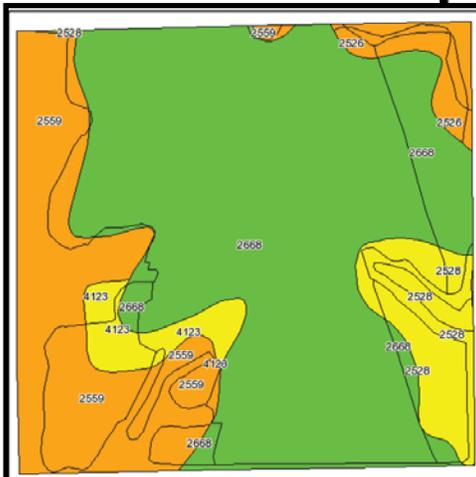
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# LEDROIT FARMS HARLAN COUNTY, NEBRASKA LOCATION & SOILS MAP



Parcel #1 - Soils Map



State: Nebraska  
 County: Harlan  
 Location: 014-002N-017W  
 Township: Mullally  
 Acres: 159.7  
 Date: 7/20/2010



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	
2668	Holdrege silt loam, 11 to 3 percent slopes	99	62.0%		Ile	Ile	71	2.2	6	42	149	54	135	33	
2559	Coly-Uly silt loams, 11 to 30 percent slopes	38.2	23.9%		Vle		39	2.1	3	72	105	49	105	27	
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	12.7	8.0%		Ive	Ive	57	1.8				30		20	
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	5.9	3.7%		Ille	Ille	64	1.8	3.5	35	105	42	95	28	
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	3.9	2.4%		Vle		34								
<b>Weighted Average</b>								<b>61.1</b>	<b>2.1</b>	<b>4.8</b>	<b>44.5</b>	<b>121.4</b>	<b>49.1</b>	<b>112.3</b>	<b>29.5</b>

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