

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)



Offered Exclusively By:

AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management · Sales · Auctions · Appraisals

KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

Kearney NE 68848-1390

www.agriaffiliates.com

(308) 234-4969

Fax (308) 236-9776

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).

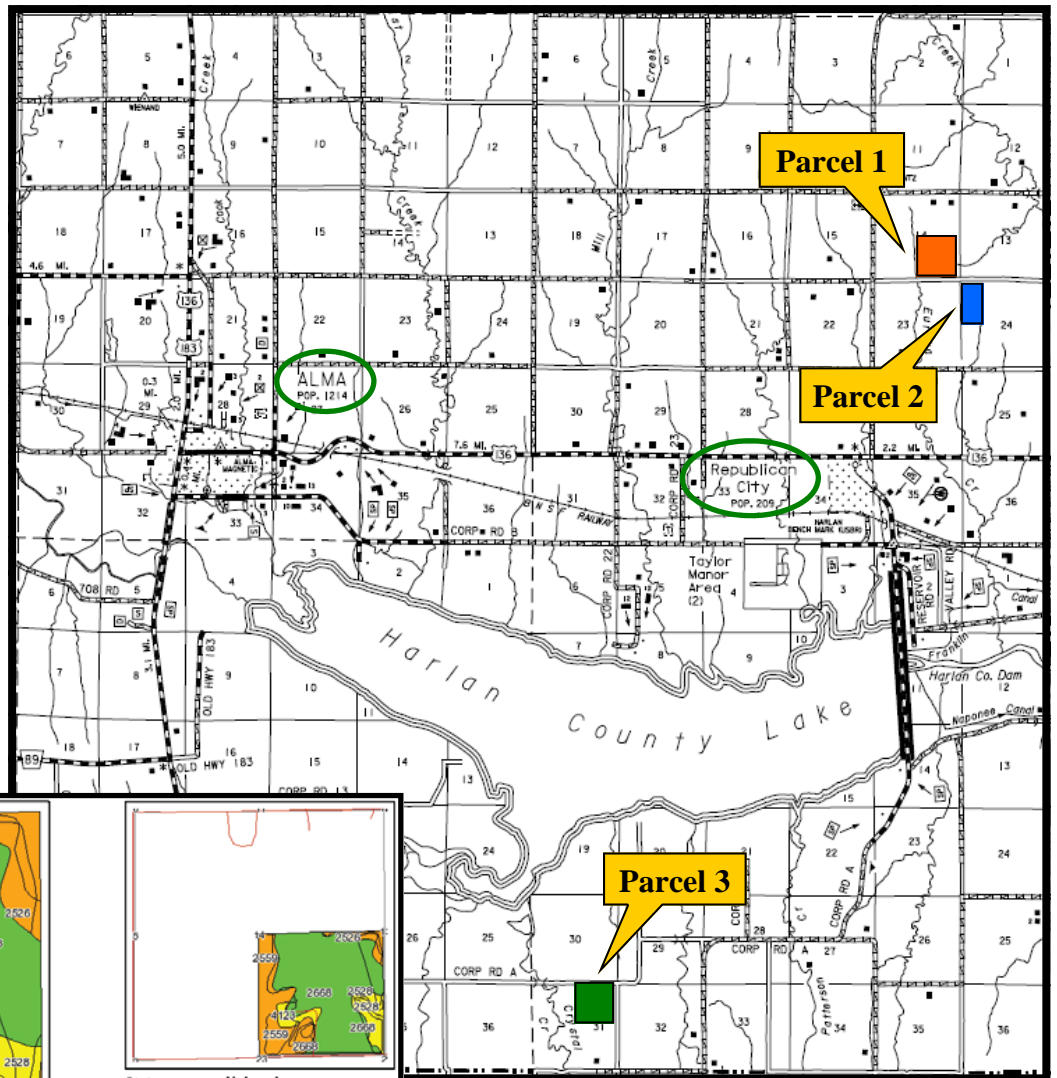
Contact: Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com
Bryan Danburg, Salesperson (308) 380-3488
David J. Frost, Assoc. Broker (308) 380-8321
Kent Richter, Salesperson (308) 627-6465



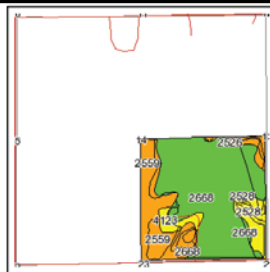
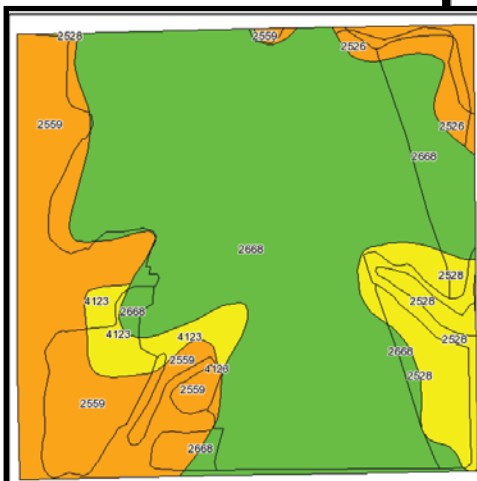
LEDROIT FARMS

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



AGRI AFFILIATES, INC.
 ...Providing Farm - Ranch Real Estate Services...

Maps provided by:



surety
 ©AgriData, Inc 2008
 www.AgrDataInc.com

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

www.agriculture.com														
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, 1 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
2526	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%		IIle	IIle	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							
Weighted Average							61.1	2.1	4.6	44.5	121.4	49.1	112.3	29.5



AGRI AFFILIATES, INC.
 ...Providing Farm - Ranch Real Estate Services...
www.agriaffiliates.com

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.