

LAND FOR SALE

LEDROIT FARM - PARCEL #3 HARLAN COUNTY, NEBRASKA

Location: 6 miles south and 4 1/2 miles east of Alma, or 6 miles south and 3 miles west of Republican City, Nebraska. (located 1 1/2 miles south of Harlan County Lake)

Legal

Description: NE1/4 Section 31-T1N-R17W of the 6th P.M., Harlan County, Nebraska.



Property

Description: Harlan County Assessor indicates a total of 162.0 acres. Farm consists of good quality hardland pasture.

Livestock

Water: Provided by a large dam, and a well equipped with a windmill.

Soils: Consists primarily of Coly, Uly, and Nuckolls silt loams, 11-30% slope, with a minor amount of Hobbs silt loam, frequently flooded.

Taxes: 2009 Real Estate Taxes \$1,017.67

List Price: \$116,000 Cash

Comments: This is a productive hardland pasture with good border fencing and excellent livestock water availability. (Farm sells subject to a cash farm lease which terminates February 16, 2012.)

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

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KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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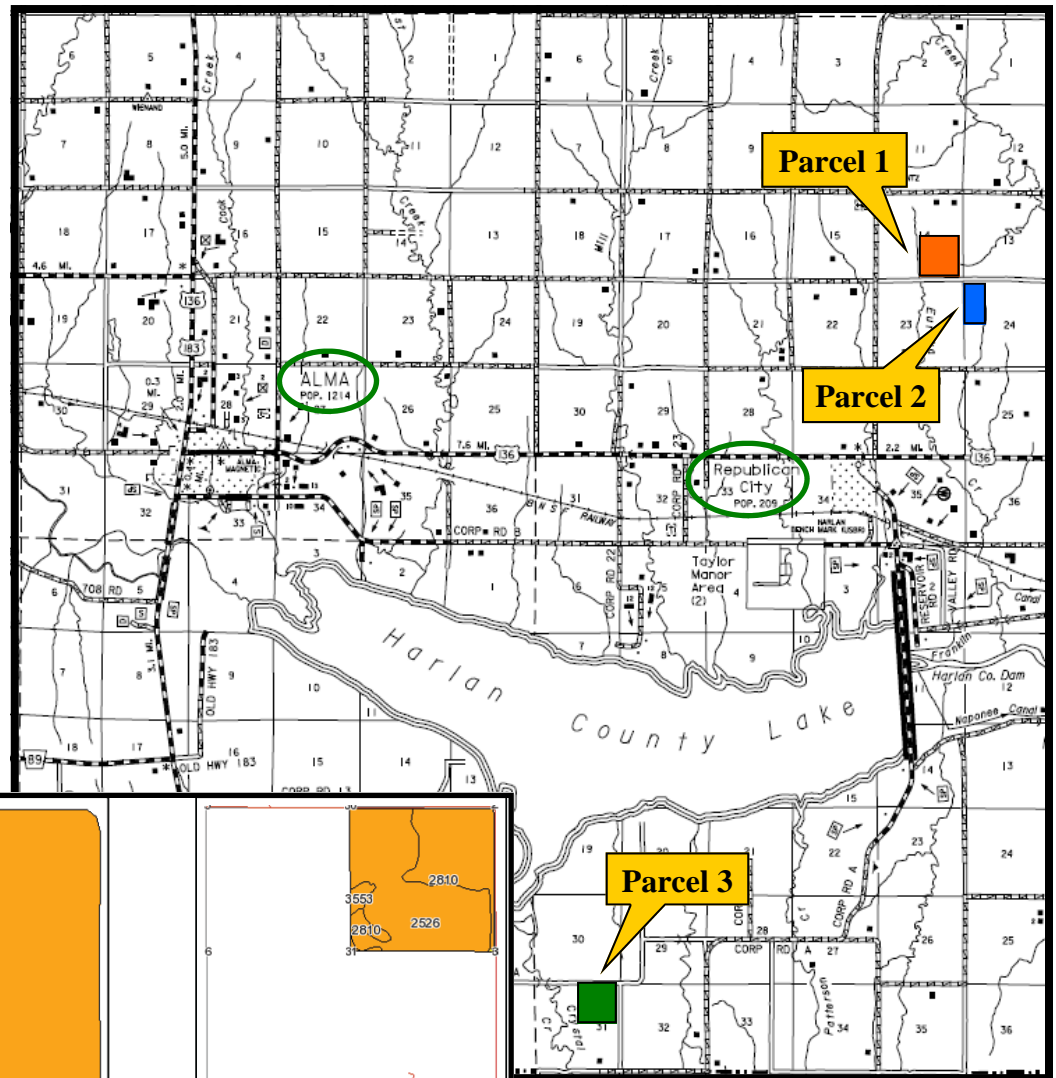


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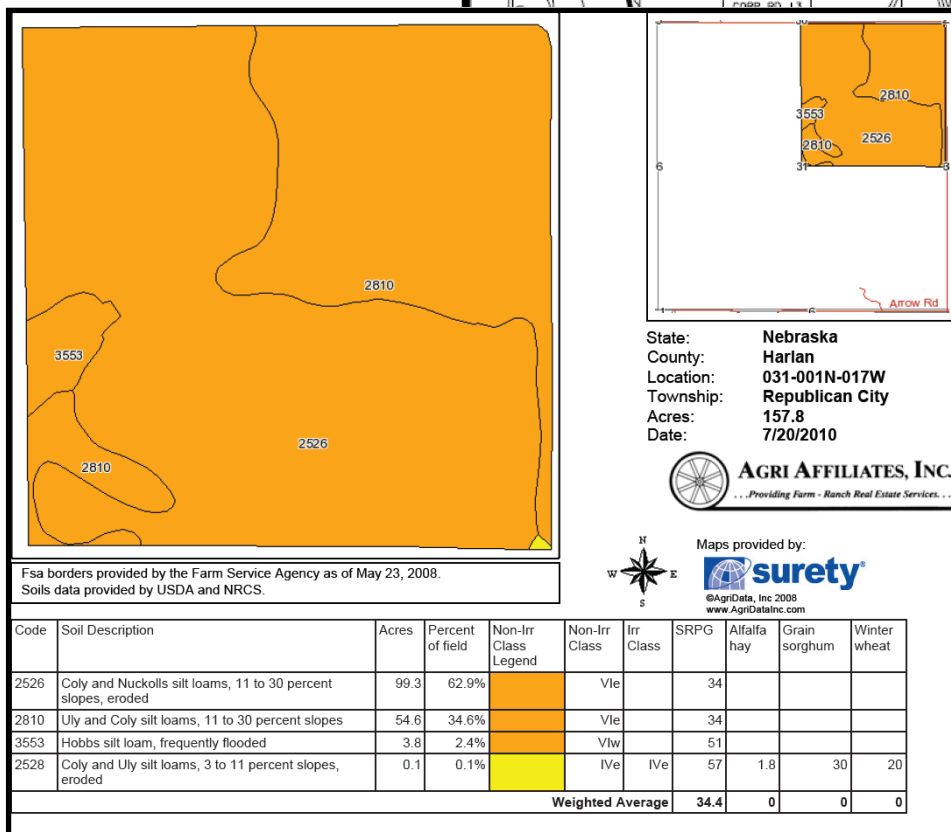
LEDROIT FARMS

HARLAN COUNTY, NEBRASKA

LOCATION & SOILS MAP



Parcel #3 - Soils Map



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