

LAND FOR SALE

HARLAN COUNTY, NEBRASKA

313 +/- ACRES

\$900,000

DESCRIPTION: Offered for sale is this well located excellent dryland farm/pasture in north central Harlan County just eight miles southwest of Holdrege, NE. The county assessor has a total of 75.00 acres of pasture, 230.00 acres of dryland cropland and 8.00 acres of roads, trees and waste. There is a total of 313.00 assessed acres. The cropland soils are primarily made up of Holdrege silt loam soils. The balance of the soils is comprised of Uly/Coly/Hobbs and Nuckolls silt loam soils. Most of the cropland has a 1 to 7 percent slope. The property lies adjacent to a gravel road and is in very close proximity to competitive grain markets. CHS/Holdrege/Loomis, Scoular/Holdrege, Cargill/Holdrege are all within ten miles of the property. There is also a strong demand for grain from numerous feedlots within the area and Ethanol plants not far outside of the area.

LOCATION: The property is located in the north central area of Harlan County, Nebraska just south of the Phelps County line. State Highway 183 is just two miles to the east. The town of Holdrege is two miles east and six miles north.

LEGAL: The East Half (E2) of Section One (1), Township Four (4) North, Range Nineteen (19) West of the 6th P.M. in Harlan County, Nebraska.

FSA INFORMATION: Tract #43 - Farmland 307.08 Acres; Cropland 230.17 Acres and DCP Cropland 230.07 Acres. Total Base Acres 154.80 Acres; Base Acre Corn - 81.30 Acres with PLC yield 123 bu/acre; Base Acre Wheat - 73.50 acres with PLC yield 53 bu/acres.

MINERAL RIGHTS: Full mineral rights sell with the property.

LEASE TERMS: 2018 verbal leasehold estate with the current tenant. Full possession for the 2019 crop year .

2017 TAXES: \$8,489.70 - 2017 assessed value \$610,980

SALE TERMS: An earnest deposit and closing date is negotiable with the Sellers acceptance of a written Purchase Agreement.



Mike Waller, Sales Associate
308-237-7662 or 308-991-8797

Mike.Waller@ufarm.com

4111 4th Avenue, Suite 22 - Kearney, NE 68848

Please visit our website for more information: www.ufarmrealestate.com

The information contained herein is deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify all information contained herein.