

# LAND FOR SALE

## ROBISON FARM Harlan county



**LOCATION:** 8 miles north of Alma, Nebraska on U S Highway 183. (located on the corner of U S Highway 183 and Road 717)

**LEGAL DESCRIPTION:** NE1/4 Section 20-T3N-R18W of the 6th P.M., Harlan County, Nebraska.

**PROPERTY DESCRIPTION:** Harlan County Assessor indicates a total of 154.0 acres. The farm consists of pivot irrigated cropland with dry crop and pasture.

### FARM SERVICE AGENCY

**INFORMATION:** Total Cropland - 115.8 acres  
Government Base Acres - Corn 52.3 acres with PLC yield of 129.0 bu/acre  
Grain Sorghum - 10.8 acres with PLC yield of 78.0 bu/acre  
Soybeans - 0.3 acres with PLC yield of 42 bu/acre  
Wheat - 33.4 acres with PLC yield of 36 bu/acre

### IRRIGATION

**INFORMATION:** Well Registration G000688  
Completion Date 5/30/1956 at 1,000 gpm  
Well Depth 160'  
Owner indicates that well is pumping approximately 400 to 500 gpm.  
Pump - Sargent  
Gearhead - Amarillo, 60 hp  
Power Unit - Perkins Model 354 diesel engine  
1,000 gallon fuel tank  
West Pivot - Electrogator 7 tower  
East Pivot - Olson 5 tower

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**NATURAL RESOURCE  
DISTRICT INFORMATION:**

Farm is located in the Lower Republican Natural Resource District and contains 78.6 certified irrigated acres.

**LIVESTOCK WATER:** Provided by a stock well equipped with an electric submersible.

**SOILS:** Cropland soils consist of Class II, IV and VI Holdrege, Coly, Uly, and Nuckolls silt loams, while the pasture soils consist primarily of Uly, Coly, and Holdrege silt loams.

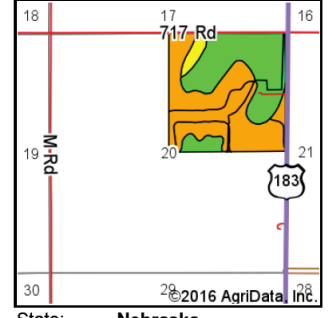
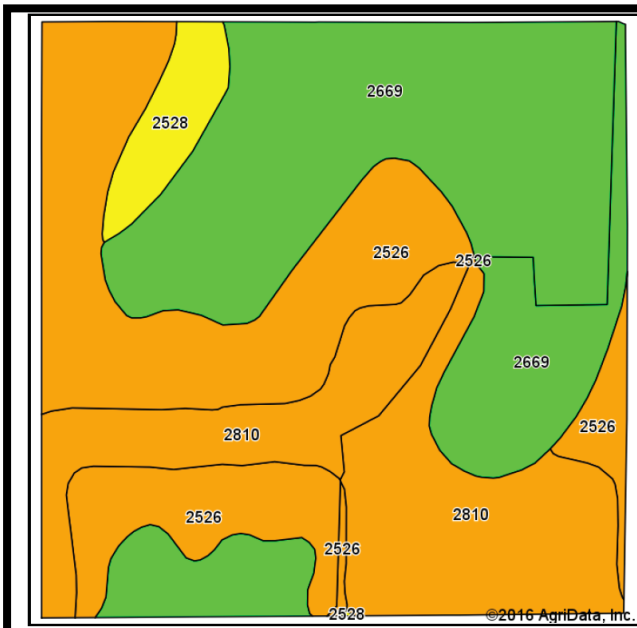
**REAL ESTATE TAXES:** 2015 Real Estate Tax - \$4,938.14

**LIST PRICE:** \$624,000.00 Cash

**COMMENTS:** Farm contains highly productive cropland along with pasture that has good fencing and livestock water availability.

**CONTACT:** Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com  
Bryan Danburg, Kent Richter, John Keeney, and Dave Frost, Sales Associates





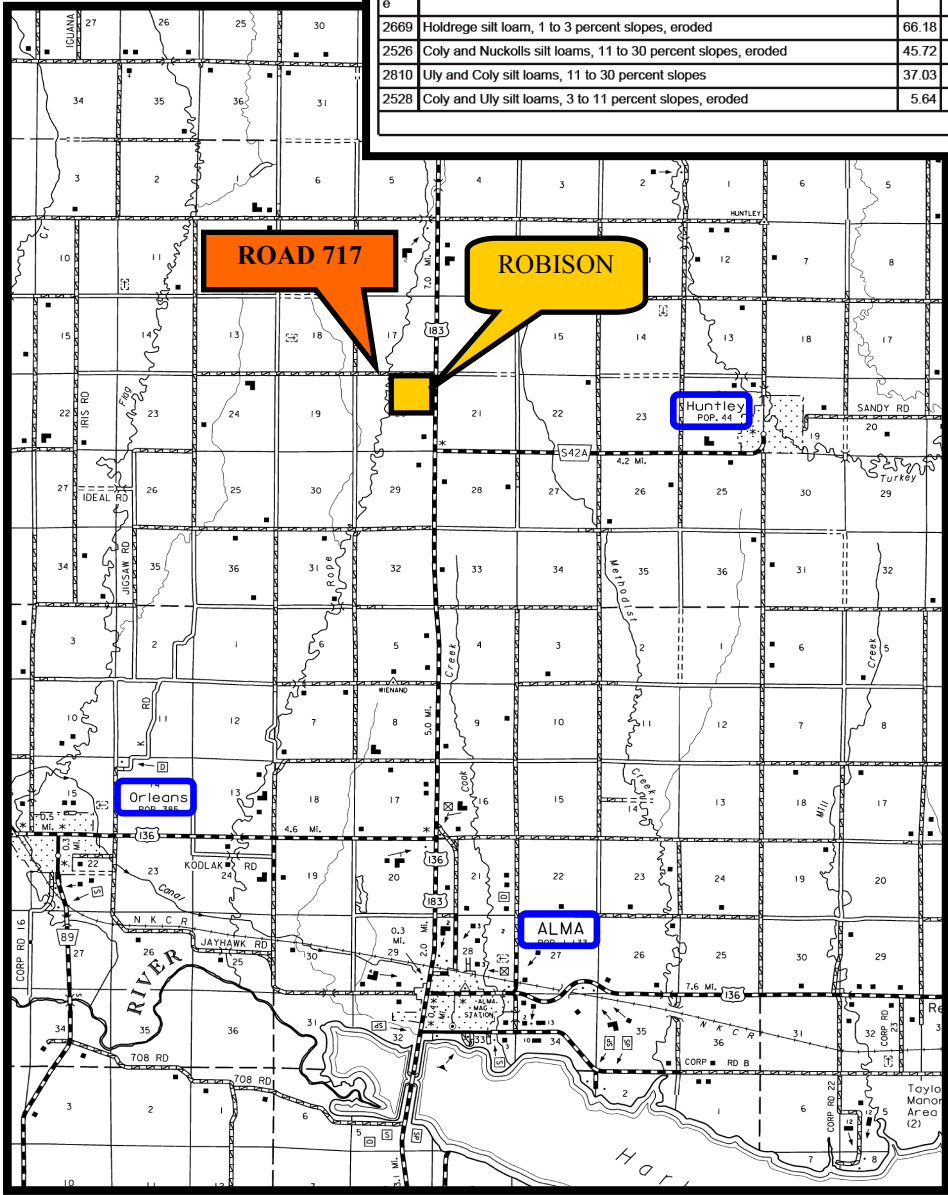
State: **Nebraska**  
 County: **Harlan**  
 Location: **20-3N-18W**  
 Township: **Washington**  
 Acres: **154.57**  
 Date: **2/9/2016**



Soils data provided by USDA and NRCS.

Area Symbol: NE083. Soil Area Version: 14

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	66.18	42.8%		Ile	Ile	71
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	45.72	29.6%		Vle		34
2810	Uly and Coly silt loams, 11 to 30 percent slopes	37.03	24.0%		Vle		34
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	5.64	3.6%		Ive	Ive	57
<b>Weighted Average</b>							<b>50.7</b>



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