

LAND FOR SALE

COLE TRUST FARM



Location: Approximately 5 miles east and 1/2 mile south of Ragan, Nebraska in northeast Harlan County.

Legal Description: SW1/4 Section 24-T4N-R17W of the 6th P.M., Harlan County, Nebraska.

Property Description: Harlan County Assessor shows 163.0 acres of pivot irrigated cropland with dry crop corners.

FSA: Total Cropland - 158.42
Corn base acres 132.6 acres w/ 126 bu/acre yield
Wheat base acres 20.0 acres w/ 42 bu/acre yield
Soybeans 1.1 acres w/ 30 bu/acre yield
Yields are for both direct and counter cyclical payments

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G006671	Completion Date	4/29/2010
Gallons / Min	700	Well Depth	360'
Static Water Level	208'	Pumping Level	234'
Column	8"	Pump	- Sargent
Gearhead	- Amarillo, 80hp	Power Unit	- Ford V8 natural gas
Pivot	- T & L 10 tower with drop nozzles		

NRD Information: Property is located within the Lower Republican Natural Resource District and is subject to irrigated acre certification and water allocation. The subject property contains 131.1 certified irrigated acres.

Soils: Soils consist primarily of Class I and II Holdrege and Butler silt loams, with slopes of 0-3%.

RE Taxes: 2012 real estate tax - \$4,341.52

List Price: **\$1,250,000.00** **Cash**

Comments: This is a well maintained, very productive farm with excellent access, and located in a strong farming community.

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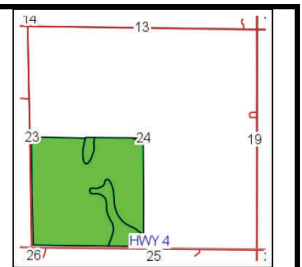
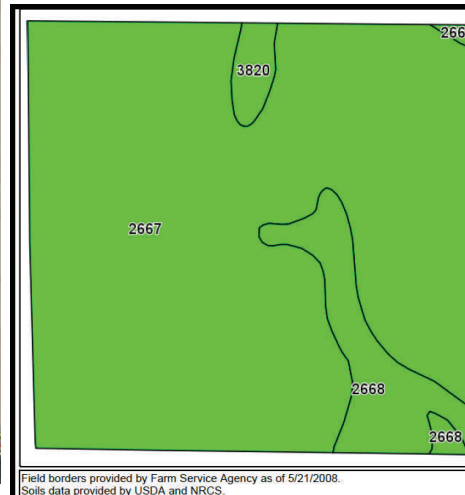
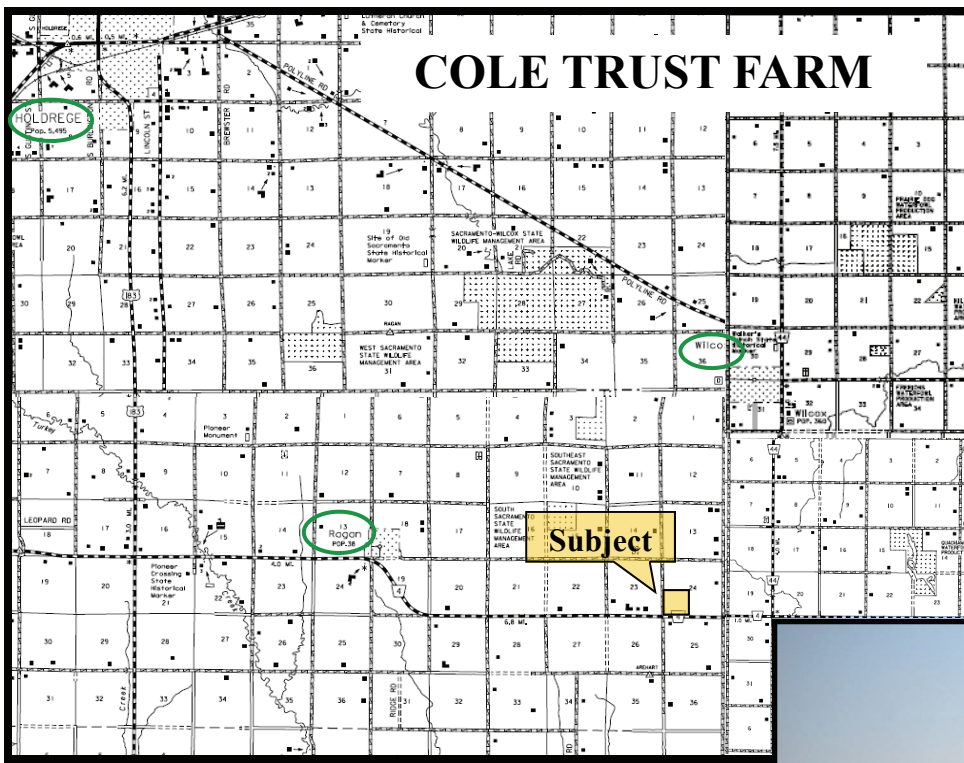
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

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State: Nebraska
County: Harlan
Location: 24-4N-17W
Township: Antelope
Acres: 159.34
Date: 9/23/2013

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Maps provided by:
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Com	Com Irrigated	Grain sorghum	Grain sorghum Irrigated	Pasture Irrigated	Sorghum grazed
2667	Holdrege silt loam, 0 to 1 percent slopes	141.31	88.7%		Ilc	I	72	2.5	7	49	165	72	150	14	5
2668	Holdrege silt loam, 1 to 3 percent slopes	14.98	9.4%		Ile	Ile	71	2.2	6	42	149	54	135	12	3.3
3820	Butler silt loam, 0 to 1 percent slopes	3.05	1.9%		Ilw	Ilw	66	1.5	4.6	42	154	42	135		4
Weighted Average							71.8	2.5	6.9	48.2	163.3	69.7	148.3	13.5	4.8



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