

LAND FOR SALE

COADY FARM Harlan County, Nebraska



Location: From Orleans, Nebraska approximately 1 1/2 miles northwest on U S Highway 136 then 1/4 mile west on county gravel/minimum maintenance.

Legal

Description: Part of the NE1/4SW1/4 Section 8-T2N-R19W of the 6th P.M., Harlan County, Nebraska.

Property

Description: Harlan County Assessor indicates a total of 37.0 acres. Farm consists of irrigated and dry cropland with an abandoned improvement site.

Farm Service Agency

Information: Total Cropland - 32.5 acres
Corn Base - 9.0 acres at 65 bu/acre

Irrigation

Information: Water for irrigation is provided by a well powered by an electric motor. Irrigation well and equipment information is as follows:

Well Registration	G-035043	
Completion Date	7/7/1971	at 600 gpm
Well Depth	37'	
Static Water Level	5'	
Pumping Level	30'	
Column	6"	Pump - Sargent
Power Unit - U S Electric 10 hp motor		Allen Bradley control panel

Natural Resource District

Information: The farm is located in the Tri-Basin Natural Resource District (NRD) and is subject to irrigated acre certification and allocation. The subject property contains 32.5 certified irrigated acres.

Soils: Soils consist of Class I and II Hord, Hall, LeShara, Hobbs, and McCook silt loams, with slopes of 0-1%.

Real Estate Taxes: 2011 real estate tax - \$890.98

List Price: \$195,000.00 Cash

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

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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.

KEARNEY OFFICE

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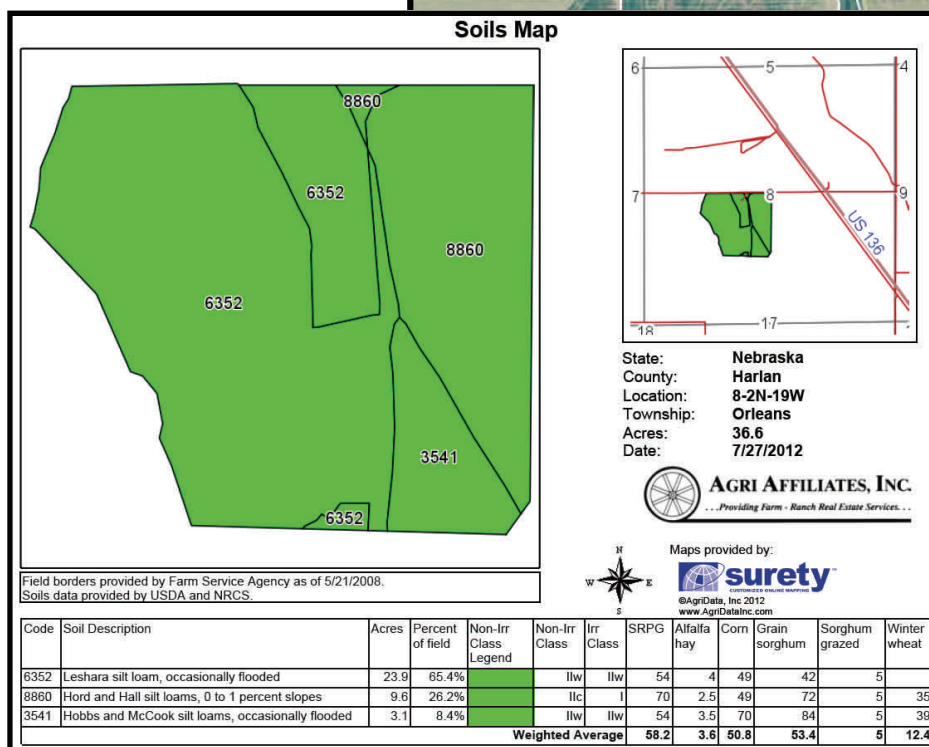
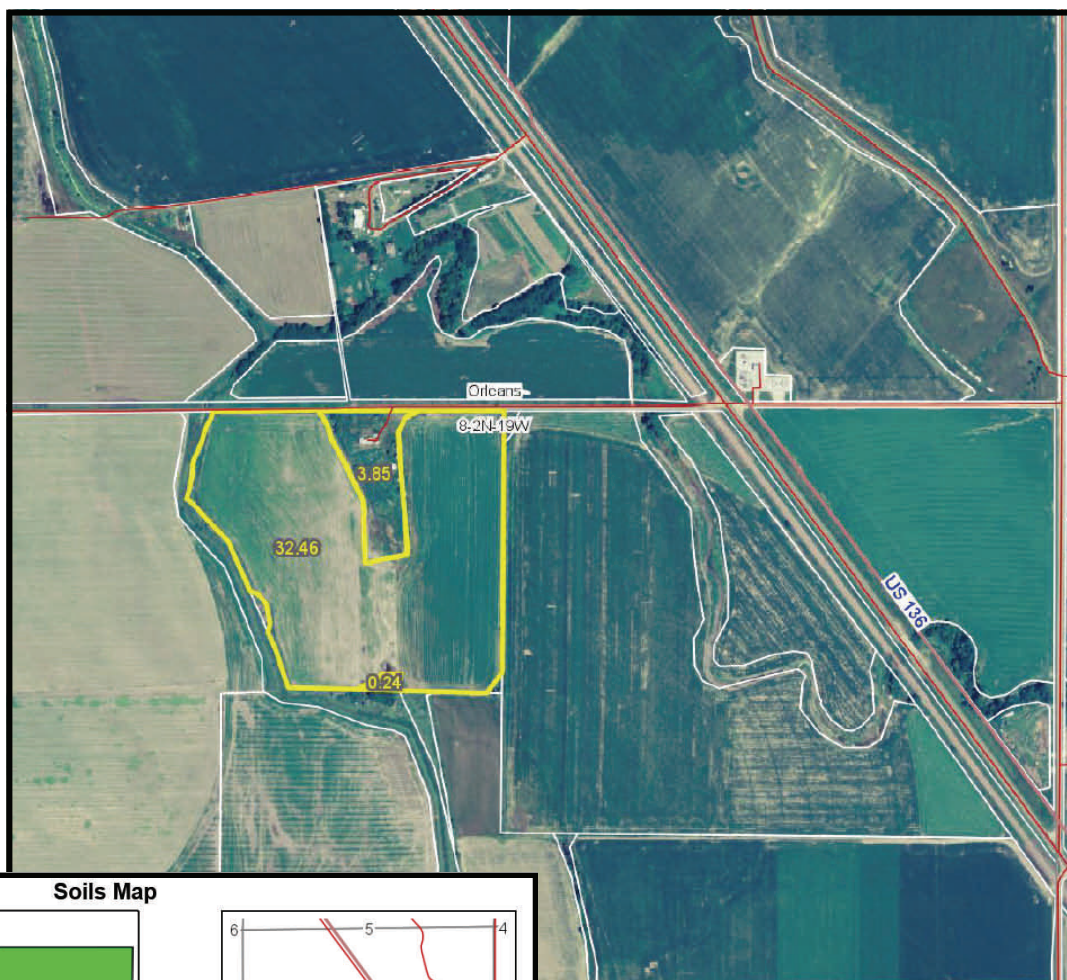
www.agriaffiliates.com

(308) 234-4969

Fax (308) 236-9776

Comments: This is a very productive farm located in a strong farming community.

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COADY FARM
Harlan County, Nebraska

The map displays a grid of townships and ranges. Key locations and features include:

- Stamford** (POP. 202)
- Orleans** (POP. 425)
- Subject** (indicated by an orange callout)
- Geographical Features:** Republican River, Deep Creek, Spring Creek, Turkey Creek, and others.
- Roads:** Various roads are labeled, including Almond Rd, Firefly Rd, and others.
- Other Labels:** FURNAS CO., ARAPAHO, and various township and range numbers.



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