

LAND FOR SALE

LEDROIT FARM - Parcel #2 HARLAN COUNTY, NEBRASKA

Location: 2 miles north and 1 mile east of Republican City, Nebraska.
(located on Road 711)

Legal

Description: W1/2 NW1/4 Section 24-T2N-R17W of the 6th P.M., Harlan County, Nebraska.

Property

Description: Harlan County Assessor indicates a total of 84.0 acres.
Farm consists of dry cropland with pasture



FSA Info: Total Cropland - 60.2 acres
Government Base Acres
Wheat 21.8 acres at 35 bu/acre
Oats 9.1 acres at 44 bu/acre
Grain Sorghum 29.1 acres at 62 bu/acre
(yields are for both direct and counter cyclical payments)

Soils: Soils consist primarily of Holdrege silt loam, with lesser amounts of Uly, Coly and Nuckolls silt loams.

Taxes: 2009 Real Estate Taxes \$634.64

List Price: \$80,000 Cash

Comments: This is a productive dry crop farm located in a strong farming community. Farm sells subject to a cash farm lease which terminates January 1, 2013.)

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