

LAND FOR SALE

HARKNESS FARM

SOLD

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LOCATION: 9 miles southwest of Ord or 11 miles west of North Loup, Nebraska (farm located on Road 473 Ave)

LEGAL DESCRIPTION: NE 1/4 less cap on Section 26, T18N-R15W 6th P.M., Valley County, Nebraska

PROPERTY DESCRIPTION: Valley County Assessor indicates a total of 155.50 acres. Farm consists of a good quality pivot irrigated quarter with dry crop corners.

FARM SERVICE AGENCY INFORMATION: Total Cropland - 147.47 acres
Government Base Acres - Oats 1.0 acre at 36 bu/acre Corn 85.8 acres at 60 bu direct yield and 108 bu counter cyclical yield Soybeans 41.2 acres with direct yield of 31 bu/acre and counter cyclical yield of 37 bu/acre
All cropland is considered non-highly erodible by the NRCS.

IRRIGATION INFORMATION: Well Registration #G115455
Completion Date 3/28/02 at 800 gpm
Well Depth 411'
Static Water Level 48'
Pumping Level 130'
Pump—Mid America
Power Unit—US Motors 75hp, electric motor
Pivot—Reinke 8 tower model 665G. Equipped with drop nozzles. New in 2001.

NATURAL RESOURCE DISTRICT INFORMATION: Farm is located in the Lower Loup Natural Resource District and contains 130.50 certified irrigated acres.

LIVESTOCK WATER: A stock well equipped with an electric submersible is located along the east.

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

REAL ESTATE TAXES: 2013 Real Estate Tax - \$6,082.56

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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.



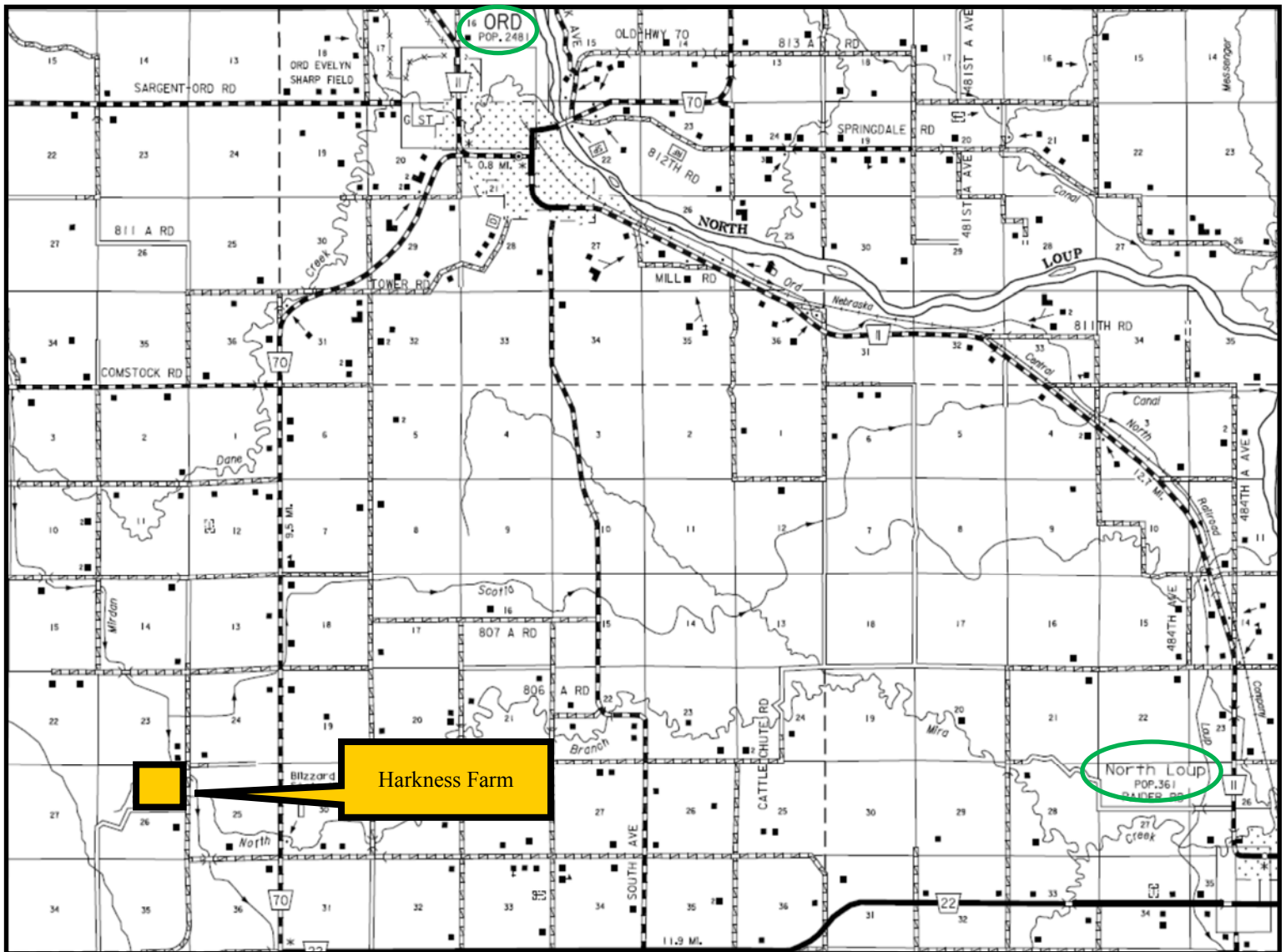
LIST PRICE: \$1,125,000

LEASE: Farm sells subject to a 2014 cash farm lease.

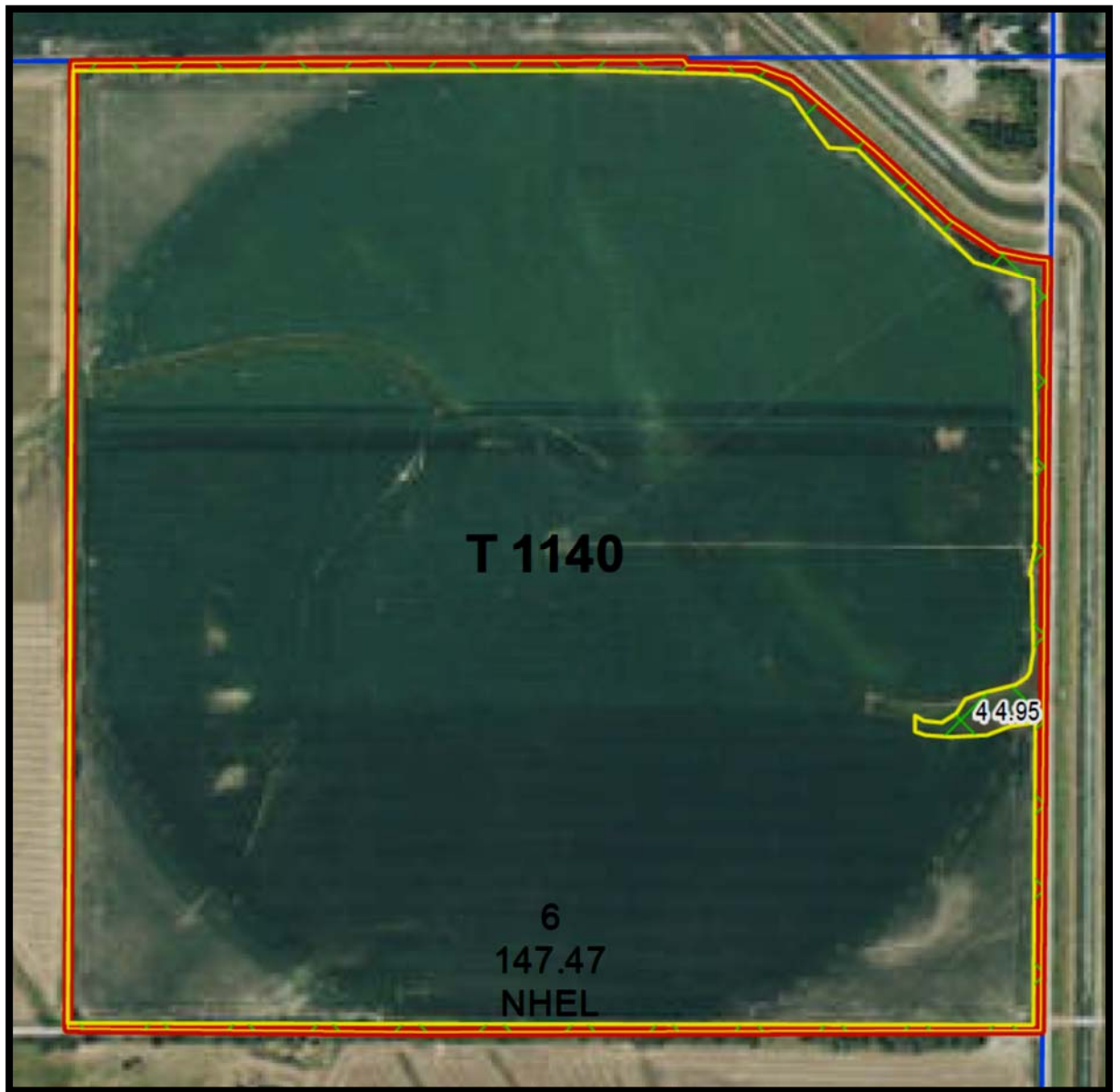
COMMENTS: This is a highly productive, well maintained farm located in a strong farming community.

CONTACTS: Bart Woodward, Listing Broker (308) 233-4605
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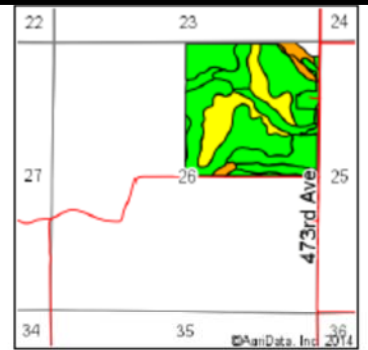
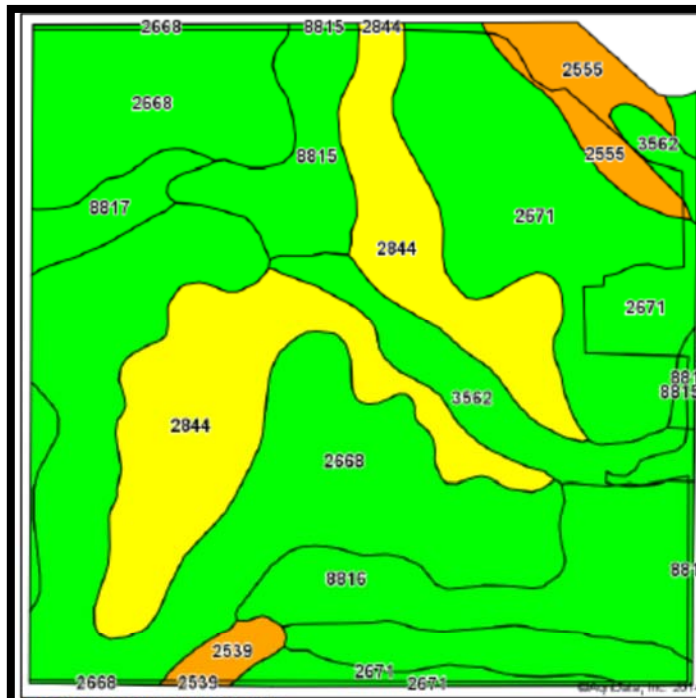
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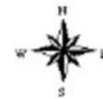
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State: **Nebraska**
 County: **Valley**
 Location: **26-18N-15W**
 Township: **Vinton**
 Acres: **155.9**
 Date: **8/5/2014**



Soils data provided by USDA and NRCS.

Area Symbol: NE175, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat
2668	Holdrege silt loam, 1 to 3 percent slopes	51.12	32.8%		IIIe	IIIe	69	2.6	6.3	48	140	53	115	39
2844	Uly-Cozy silt loams, 6 to 11 percent slopes, eroded	29.92	19.2%		IVe	IVe	55	1.5	4.5	28	105	25	90	22
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	26.35	16.9%		IIIe	IIIe	67	2.2	5.5	38	120	46	103	31
3562	Hobbs silt loam, occasionally flooded, cool	15.13	9.7%		IIW	IIW								
8816	Cozad silt loam, 1 to 3 percent slopes	13.93	8.9%		IIIe	IIIe	66	3	6.3	47	140	55	115	38
8815	Cozad silt loam, 0 to 1 percent slopes	8.19	5.3%		IIIc	I	67	3	6.5	51	145	57	120	42
2555	Cozy-Uly silt loams, 11 to 17 percent slopes, eroded	5.42	3.5%		Vle		49							
8817	Cozad silt loam, 3 to 6 percent slopes	4.12	2.6%		IIIe	IIIe	63	2.6	6	42	130	50	110	36
2539	Cozy-Hobbs silt loams, 3 to 60 percent slopes	1.72	1.1%		Vle	IIIe	56							
Weighted Average							57.9	2	4.9	35.5	109.9	39.2	91.9	28.8




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