

LAND FOR SALE

HARKNESS FARM

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 canal 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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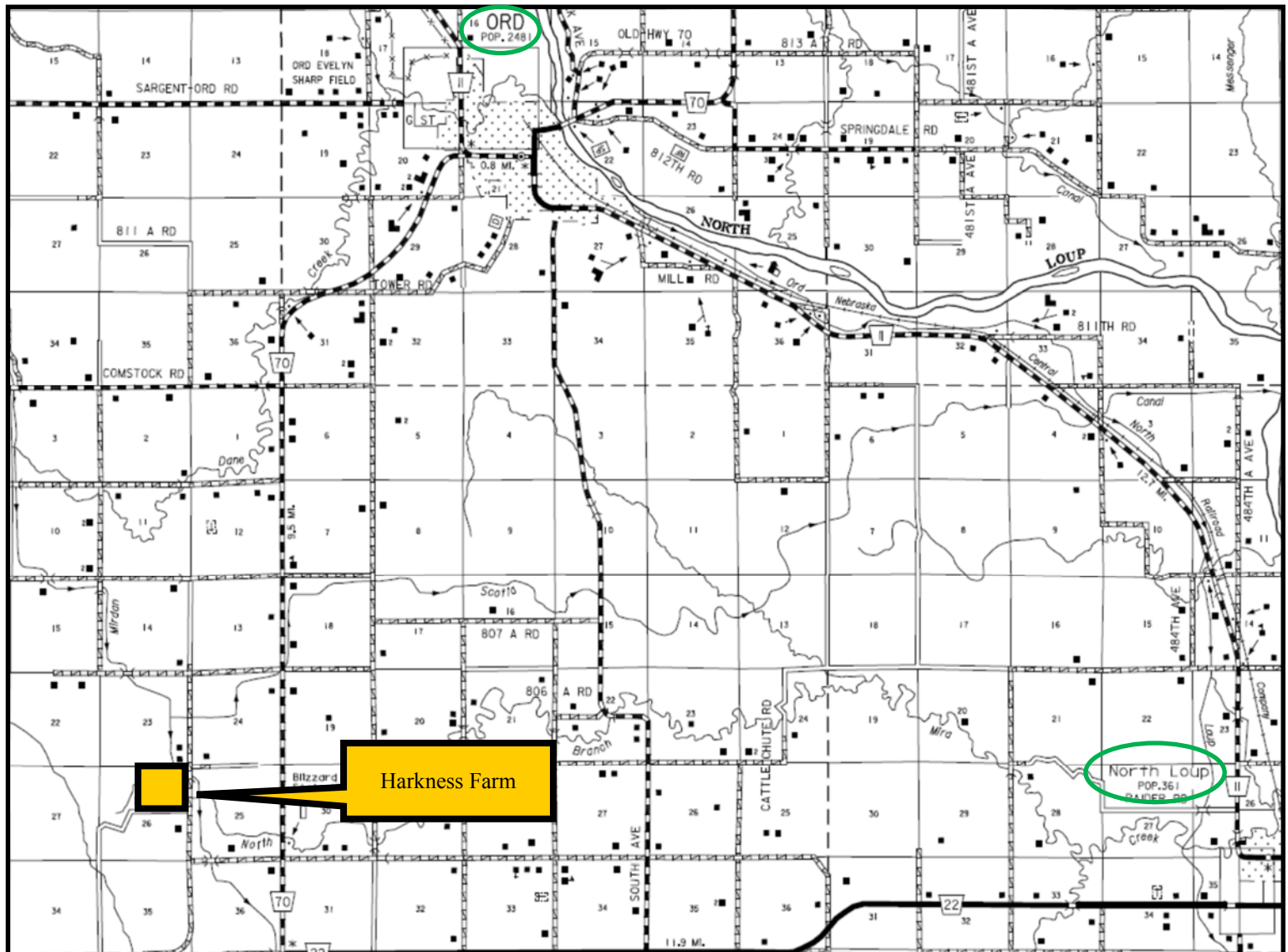
LIST PRICE: \$1,125,000

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.

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