

LAND FOR SALE

Harvard Farmette



LOCATION:

Located on the southeast side of Harvard, in northern Clay County, Nebraska.

LEGAL DESCRIPTIONS:

- Lot Four (4) of Incorporated Lands in the Southeast Quarter (SE 1/4) of Section Thirty-Four (34), Township Eight (8) North, Range Seven (7) West of the 6th P.M., Clay County, Nebraska; and
- Irregular Lot Five (5) of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section Thirty-Four (34), Township Eight (8) North, Range Seven (7) West of the 6th P.M., Clay County, Nebraska; and
- Lots 783 through 794, Original town of Harvard, Clay County, Nebraska; and
- Lots 616 through 626, Original town of Harvard, Clay County, Nebraska; and
- Lots 7-12, Block 14, and Lots 7-12, Block 19, Formerly RR Addition, Irregular Tracts in the Original Town of Harvard, Clay County, Nebraska; and
- Lots 627 through 630, Original town of Harvard, Clay County, Nebraska; and
- Lots 635 through 638, Original town of Harvard, Clay County, Nebraska.



Consisting of 25.32 tax-assessed acres in total.

LIST PRICE:

\$149,500.00

CONTACT:

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Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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109 S. Kearney Ave., Harvard, Nebraska:

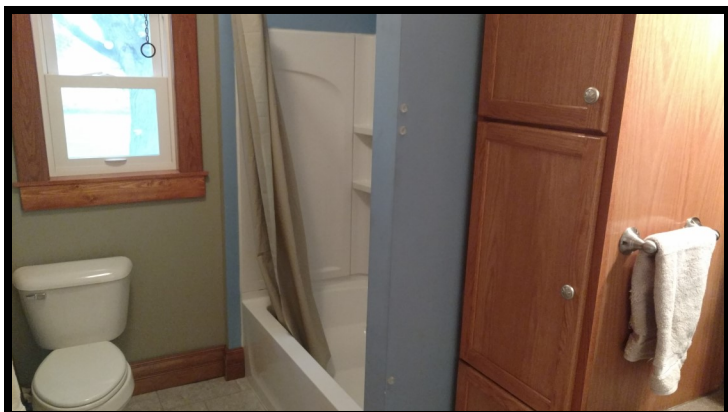
PROPERTY DESCRIPTION:

A cozy, 3 bedroom/1 bathroom home on the edge of Harvard, Nebraska, offering a country feel. Newer furnace and shingles on house, and bathroom remodeled within last 5 years. Multiple functional outbuildings with newer shingles, including a detached garage, heated shop, and chicken house.

REAL ESTATE TAXES:

2016 Real Estate Tax - \$2,107.90*

*Includes all parcels



Farmland, Hayland, & Pasture:

PROPERTY DESCRIPTION:

Exceptional non-irrigated cropland, hayland, and pasture located adjacent to the home and outbuildings.

SOILS:

Class II Crete and Hastings silt loams with slopes ranging from 0-3%.

LEASE:

Cropland available for the 2018 season!

FARM SERVICE AGENCY INFORMATION:

Total Cropland: 14.66 acres
Government Base Acres: Corn—3.6
Grain Sorghum—10.5

PLC Yields: Corn—183
Grain Sorghum—73



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