



# REPUBLICAN RIVER PROPERTY

**121.5 +/- ACRES**  
**RED WILLOW COUNTY, NE**  
**PRICE REDUCTION \$571,050**



Total Acres (Per Assessor) - 121.5 +/-  
Recreational Acres - 78.99 +/-  
Irrigated Acres - 42.51 +/-  
Real Estate Taxes - \$ 3,000 (estimated)

A beautiful river property to make family memories for years to come. This one of a kind recreational property has nearly 80 acres of trees with approximately 1/4 of a mile of the Republican River running through the property.



**JEFF MOON, ALC**

FARM & RANCH SPECIALIST

HOLDREGE, NEBRASKA

(308) 627-2630

JEFF.MOON@AGWESTLAND.COM







## PROPERTY INFORMATION

The farm offers 40 acres of income-generating irrigated cropland that can be used for growing alfalfa, corn, or the possibility of enrolling into a conservation program. The outdoor sportsman can enjoy the local wildlife, including, whitetail & mule deer, turkey and upland birds. This is the property you have been looking for. Give Jeff a call for more information on this outstanding river property.



**LEGAL DESCRIPTION -** Government Lots 2, 3, 4, and part of Lot 5 Section 18 & Lot 1, part of Lots 2 & 3 Section 19, Township 3 North, Range 27 West, of the sixth Principal Meridian, Red Willow County, Nebraska

**DRIVING DIRECTIONS -** Located approximately 1/2 mile south of Indianola, Nebraska. The property is on the west side of the highway.

**WELL INFORMATION -** South Well G-036369, drilled 1971, 750 gpm, 5' static level, 35' pumping level, 44' well depth.  
North Well A-007382, drilled 1988, 1,100 gpm, 7' static level, 26' pumping level, 67' well depth

**IRRIGATION INFORMATION -** Located in the Middle Republican NRD with 40.83 certified irrigated acres

**FSA INFORMATION -** Total Cropland Acres: 53.21  
Wheat - 25.87 Base Acres - 50 PLC Yield  
Corn - 21.93 Base Acres - 118 PLC Yield  
Soybeans - 3.46 Base Acres - 44 PLC Yield  
Total Base Acres: 51.26

\*\*Base acres are combined with other tracts. Base acres to be prorated by FSA office after closing.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CP	NOCP	ICP
2115	invasive soils, frequently flooded	33.06	37.57	0	16	6w
8580	Wann fine sandy loam, occasionally flooded	23.19	26.35	0	36	2w
6315	Barney silty clay loam, frequently flooded	14.66	16.66	0	16	5w
2308	McCook and Bigland loams	9.91	11.26	0	60	1
9999	Water	5.39	6.13	0	-	-
2370	Munjor loam, 0 to 1 percent slopes	1.75	1.99	0	49	2c
2369	Munjor fine sandy loam, 0 to 2 percent slopes	0.04	0.05	0	45	2e
TOTALS		88.01*	100%	-	27.19	4.01

(\* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

