



**231 +/- ACRES**  
**FARM & RANCHLAND**  
**HARLAN COUNTY, NE**  
**PRICE REDUCTION - \$860,000**



Here is a great opportunity to own a productive piece of farm and ranchland in Harlan County, Nebraska. This property consists of 188 +/- acres of lush grassland, as well as 43 +/- acres of productive dryland farm ground featuring Holdrege Silt Loam soils. 141.26 acres of pasture have been enrolled in the Grasslands Conservation Reserve Program (CRP), with an enrollment date of 12/02/2021. Contact Ross for more details on the current CRP contract. This property is open for the 2024 crop year. All owned mineral rights will convey.



**ROSS POYSER (308) 920-2235**

**FARM & RANCH SPECIALIST**  
**REPUBLICAN CITY, NE**

**ROSS.POYSER@AGWESTLAND.COM**







# PROPERTY DETAILS



Located in close proximity to Highway 136 and well-maintained gravel roads provides great access. This property is 4 miles from the Ag Valley Co-op Orleans elevator and only 10 miles to the CHS Alma elevator.

**Property Directions** - From Orleans, travel north on I road 3.5 miles. The property sits on the righthand (east) side of the road.

**Total Property Acres (Per Assessor)** - 231 +/-

Acres of CRP: 141.26 +/-

Acres of Grassland: 46.74 +/-

Acres of Dryland: 43 +/-

## FSA Information

Wheat - 7.54 Base Acres - 36 PLC Yield

Corn - 34.97 Base Acres - 123 PLC Yield

Soybeans - 9.34 Base Acres - 43 PLC Yield

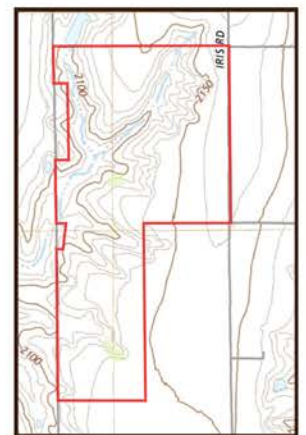
Total Base Acres - 51.85

**Property Taxes** - \$3,042.06

## Legal Description

-West 1/2 of the Northwest 1/4 Section 34

-Southwest 1/4 Section 27, Township 3 North, Range 19 West of the 6th PM. Harlan County, NE.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2810	Uly and Coly silt loams, 11 to 30 percent slopes	98.69	42.13	0	65	6e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	73.77	31.49	0	70	2e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	27.47	11.73	0	65	4e
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	22.54	9.62	0	55	6e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	11.75	5.02	0	79	2c
TOTALS		234.2 2(*)	100%	-	66.31	4.3