



161+/- ACRES | PIVOT-IRRIGATED HARLAN COUNTY, NEBRASKA

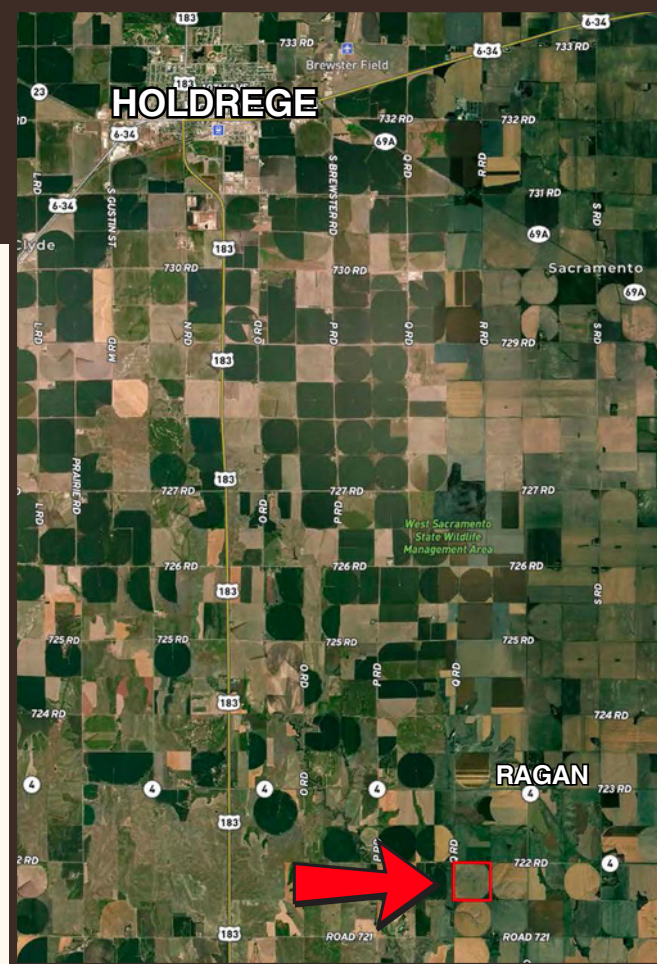
OFFERED AT:
\$1,500,000
(\$9,316/acre)

PROPERTY DESCRIPTION

Here is an excellent opportunity to acquire a productive, irrigated farm. It features nearly 50% Holdrege silt loam soils, with additional Uly, Coly, Hobbs, and McCook soils. An 8-tower T&L pivot irrigates the land, powered by a tenant-owned diesel power unit. The farm is close to the Ragan CPI grain facility, accessible via a good gravel road. Give Jeff Moon a call today to learn more about this great farm!

PROPERTY DIRECTIONS

The property is located 1 mile south and 1 mile west of Ragan, NE. The farm is located on the southeast corner of 722 Rd and Q Rd.



JEFF MOON, ALC

Farm & Ranch Specialist
Holdrege, Nebraska



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LEGAL DESCRIPTION

Northwest ¼ Section 25, Township 4 North, Range 18 West, Harlan County, NE

PROPERTY TAXES

\$3,806.12

OCCUPATION TAX (ESTIMATED)

\$798.60

TOTAL ACRES (per assessor): 161 +/-

- Irrigated acres: 133 +/-
- Dryland acres: 24 +/-
- Other acres: 4 +/-

FSA INFORMATION

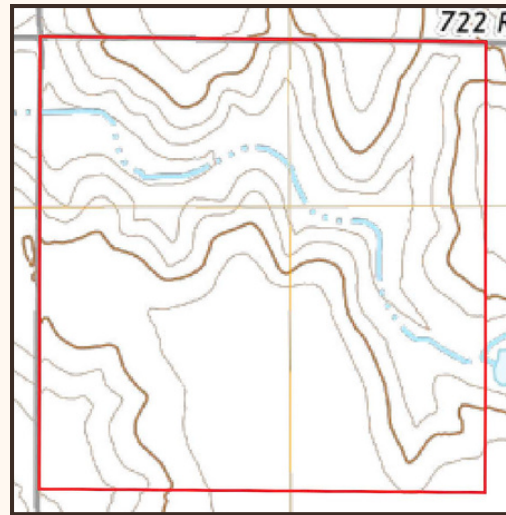
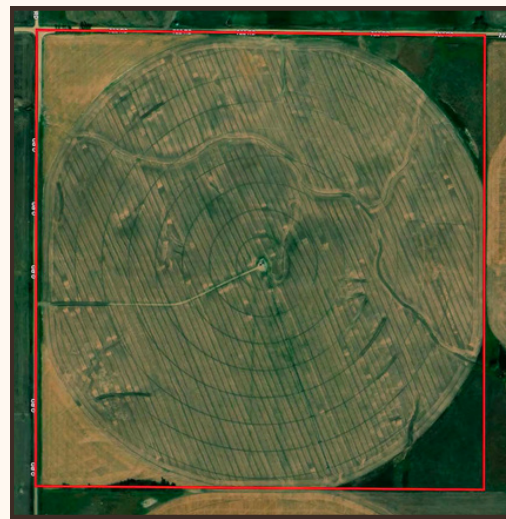
- Total Cropland Acres - 144.53
- Corn - 144.1 Base Acres - 160 PLC Yield
- Total Base Acres - 144.1

IRRIGATION INFORMATION

- Located in the Lower Republican Natural Resource District and has certified irrigation rights for 133.1 acres. There is a water allocation of 45 inches for a 5-year period. For the 2023-2027 period, through 2024, 40.78 inches remain (per NRD).
- Well G-048475. Drilled in 1975, 900 GPM, 168' Static Level, 177' Pumping Level, 245' Well Depth
- 8-Tower T&L pivot
 - Power unit and diesel tank NOT included with sale

*Subject to 2025 lease that ends March 1, 2026

*All mineral rights owned by seller, if any, convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2574	Nuckolls and Uly silt loams, 11 to 17 percent slopes	42.61	26.59	0	68	6e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	41.45	25.87	0	69	2e
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	37.19	23.21	0	54	6e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	34.26	21.38	0	65	4e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	2.83	1.77	0	66	3e
3541	Hobbs and McCook silt loams, occasionally flooded	1.9	1.19	0	63	2w
TOTALS		160.24(*)	100%	-	64.27	4.44

(*) 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.

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