



ASKING PRICE: \$1,000,000 (\$5,649/ACRE)

FOR SALE

**177+ ACRES
OF DRYLAND**

Harlan County, Nebraska



ABOUT THIS PROPERTY

Whether you're looking to expand your agricultural operations or are seeking a valuable investment, this property is a prime choice. The fertile soils, composed of majority Holdrege silt loam, and convenient location make it ideal for cultivating a variety of crops, ensuring a fruitful yield season after season. With its close proximity to Highway 89 and major grain markets and excellent infrastructure, transporting your harvest will be a breeze. Plus, the expansive 177+ acres provide ample space for future development or diversification of agricultural practices. This is your chance to secure a piece of Nebraska's rich farming heritage.



PROPERTY DIRECTIONS

Head south out of Orleans, NE on Highway 89. At the curve at 706 Road, keep heading south onto I Road. The property is located to the southeast of the intersection of I Road and 705 Road.



JEFF MOON, ALC

Holdrege, NE | Farm & Ranch Specialist

(308) 627-2630

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AgWestLand.com

415 W. 4th Ave. | PO Box 1098 | Holdrege, NE 68949 | (866) 995-8067

Learn more by giving Jeff Moon a phone call today.

LEGAL DESCRIPTION

NW1/4 of S22, T1N, R19W, Harlan Co., NE

PROPERTY TAXES (2025)

\$3,083.66

TOTAL ACRES (PER ASSESSOR): 177+/-

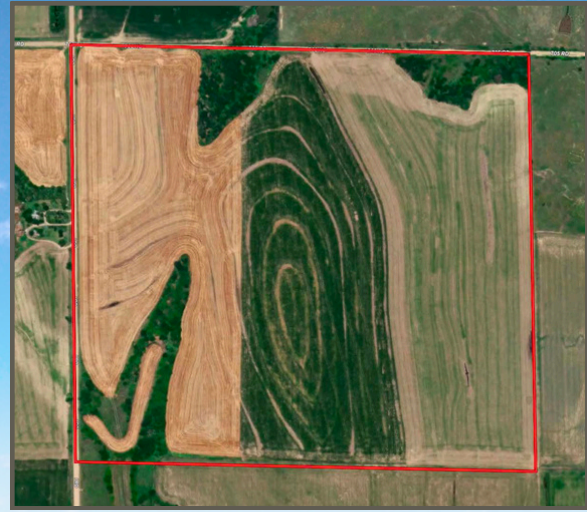
- Dryland Acres: 153+/-
- Grassland Acres: 20+/-
- Other Acres: 4 +/-

FSA INFORMATION

- Cropland Acres: 156
- Corn: 85.73 Base Acres – 112 PLC Yield
- Soybeans: 53.41 Base Acres – 43 PLC Yield
- Wheat: 13.16 Base Acres – 59 PLC Yield
- Total Base Acres: 152.3

*Buyer to reimburse seller any crop input expenses pertaining to the 2026 crop. This may include seed, chemical, fertilizer, and farming operations conducted by the current operator and/or supplier. Buyer will also assume the crop insurance policies and pay any premiums and assume any grain contracts pertaining to the 2026 crop. Please contact Jeff for these details.

*All mineral rights owned by the seller, if any, will be retained by the seller and will not convey to the buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	150.19	84.79	0	69	2e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	26.02	14.69	0	63	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	0.92	0.52	0	76	2e
TOTALS		177.13(=)	100%	-	68.15	2.59



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