



HARLAN COUNTY REPUBLICAN RIVER PIVOT



A combination property offering hunting, irrigated farmland, and river frontage.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$1,100,000**

Location

2.25 miles South of Oxford on Hwy 46 then .75 miles East on Drive 717/Oxford road.

Legal Description

All that part of Lots 2 and 3 in Section 18, and all that part of the Southwest Quarter of the Northwest Quarter of Section 17 lying South of the center of the channel of the Republican River and North of a line commencing at the Southwest corner of said Lot 3, thence East to intersect the center line of the creek running through said Lot 3, thence easterly along the center line of said creek to a point where said center line intersects the center line of the channel of the Republican River in Section 17, all in Township 3 North, Range 20 West of the 6th P.M., Harlan County, Nebraska.

Acres

122 total taxed assessed acres
72 taxed irrigated acres
50 Dryland and Accretion
(72.1 CIA's Lower Republican NRD)

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$2,541.26**

Well Info

G-064725
at time of drilling
Pump Rate 400 gpm
Pump Column Diameter 6
Total Depth 50
Static Water Level 10
Pumping Water Level 16

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Improvements

6 tower pivot with Valley Panel box.

Property Summary

Premier Republican River Hunting & Income Property | Harlan County, Nebraska

Located just a few miles south of Oxford, Nebraska, this exceptional Harlan County property presents a rare opportunity to own a highly desirable combination of premier hunting habitat, productive irrigated farmland, and scenic river frontage.

Spanning a diverse landscape, the property features approximately $\frac{3}{4}$ mile of Republican River frontage along its northern boundary, creating an ideal travel corridor and natural sanctuary for wildlife. This unique setting, combined with established habitat, makes the property a true haven for whitetail deer, turkey, and other native game species.

The farm includes 72.1 Certified Irrigated Acres under a late-model pivot equipped with a Valley control panel and supported by 3-phase power at the pivot point. The irrigated acres provide consistent income potential while also offering flexibility to enhance wildlife habitat through strategic crop or forage management. The balance of the property consists of dryland farmland and mature accretion timber, further enhancing both its recreational appeal and overall diversity.

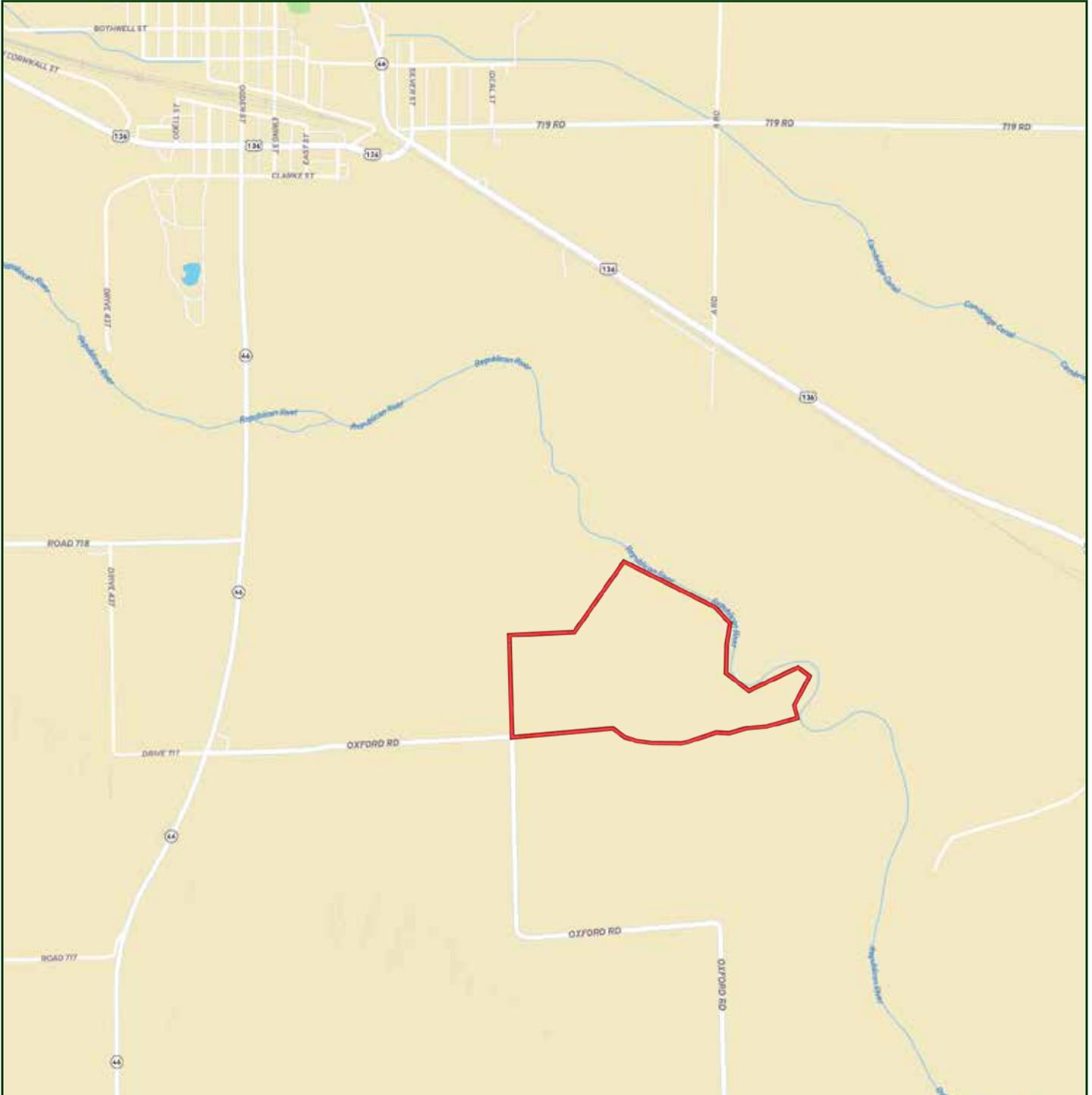
With the Republican River forming the northern edge, deer naturally utilize the irrigated fields for feeding and bedding, creating outstanding hunting opportunities throughout the property. The combination of water, cover, and food sources establishes a well-balanced ecosystem that is increasingly difficult to find in today's market.

In addition to its recreational and income-producing attributes, the property offers multiple prime building sites for a future home or hunting cabin, each providing scenic views and privacy in a quiet, secluded setting.

The nearby community of Oxford offers convenient amenities including fuel, grocery, banking, and local dining, while Harlan County Reservoir, located within 15-20 miles, provides additional year-round recreational opportunities. The property is also within reasonable driving distance of major metro areas, approximately 5 hours from Denver and 3.5 hours from Omaha.

Properties offering this combination of river frontage, income-producing irrigation, and exceptional hunting habitat are rarely available. This is a unique opportunity to secure a premier piece of Republican River land in Harlan County.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

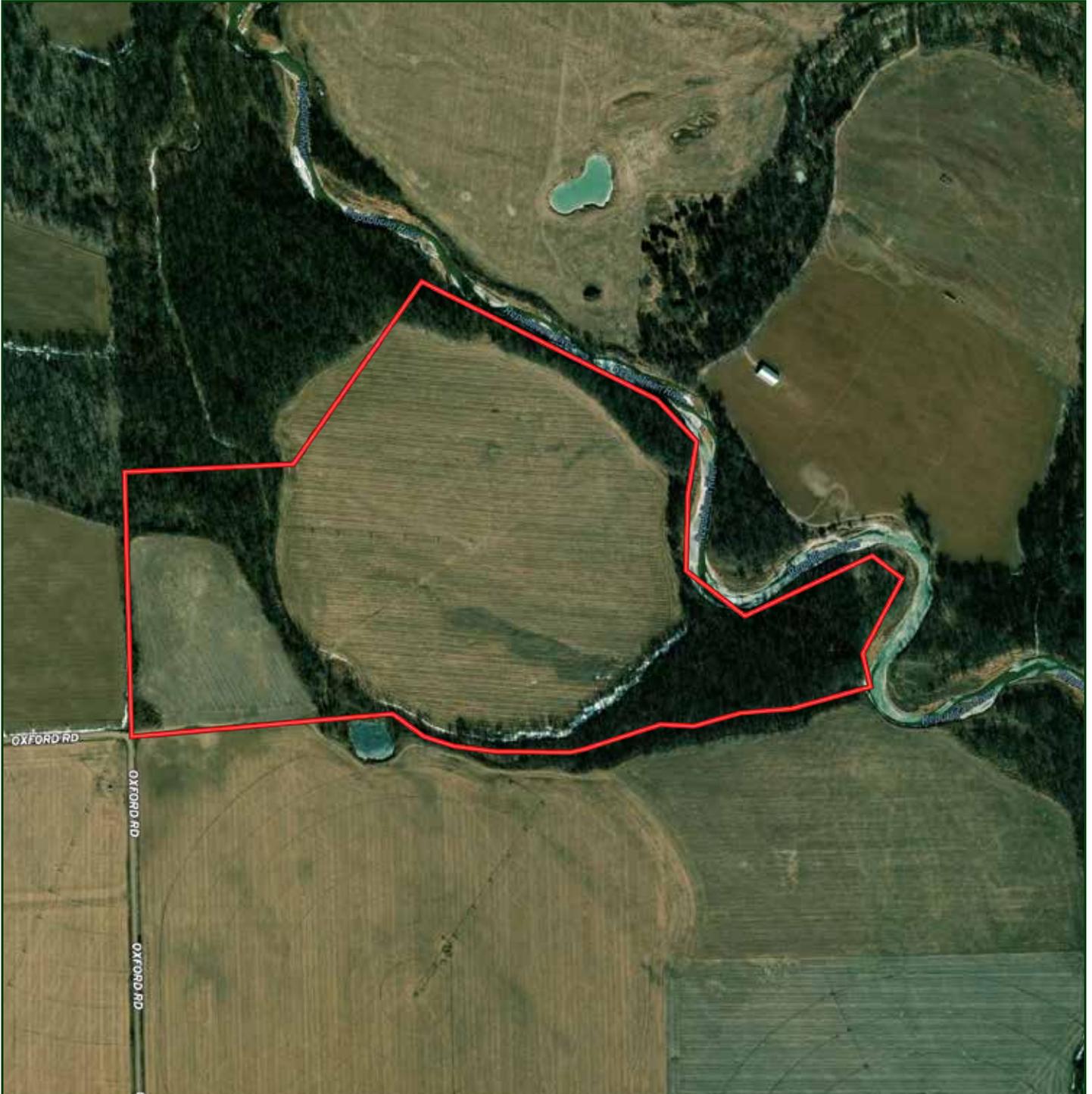
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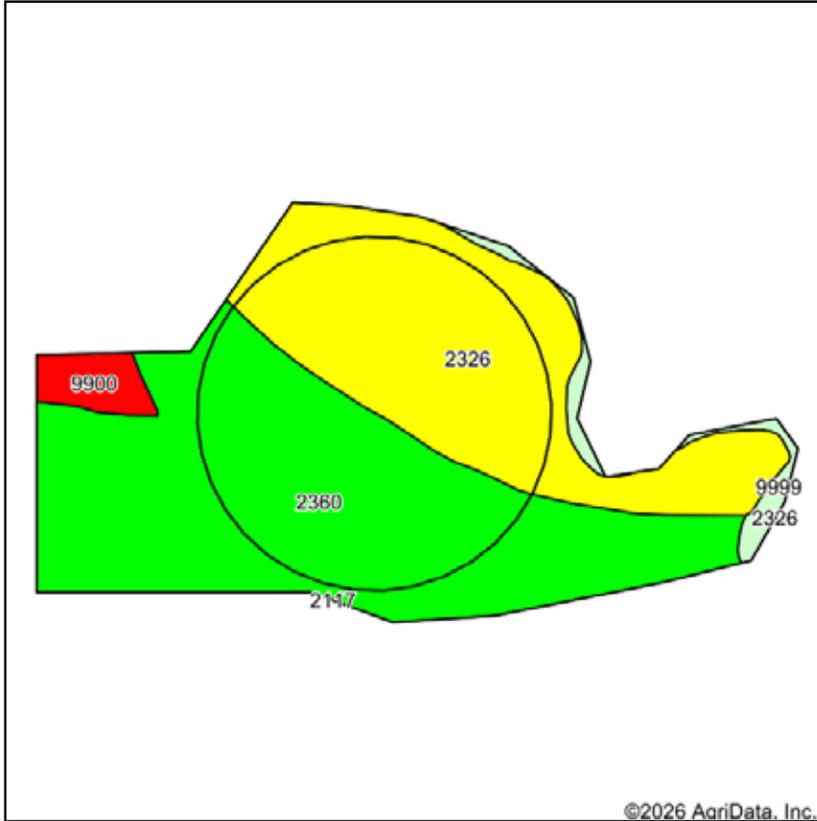
AERIAL MAP



Boundary lines are estimates - Map for illustration only

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Harlan**
 Location: **18-3N-20W**
 Township: **Emerson**
 Acres: **127.59**
 Date: **3/23/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE083, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2360	Munjor fine sandy loam, rarely flooded	72.64	57.0%		> 6.5ft.	Ile	Ile	39	35
2326	Inavale fine sandy loam, 0 to 3 percent slopes	47.51	37.2%		> 6.5ft.	IVe	IVe	33	30
9900	Fluvaquents, frequently flooded	3.76	2.9%		0ft.	VIIIw		3	1
9999	Water	3.68	2.9%		> 6.5ft.				
Weighted Average						*-	*-	34.6	*n 31.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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PROPERTY IMAGES



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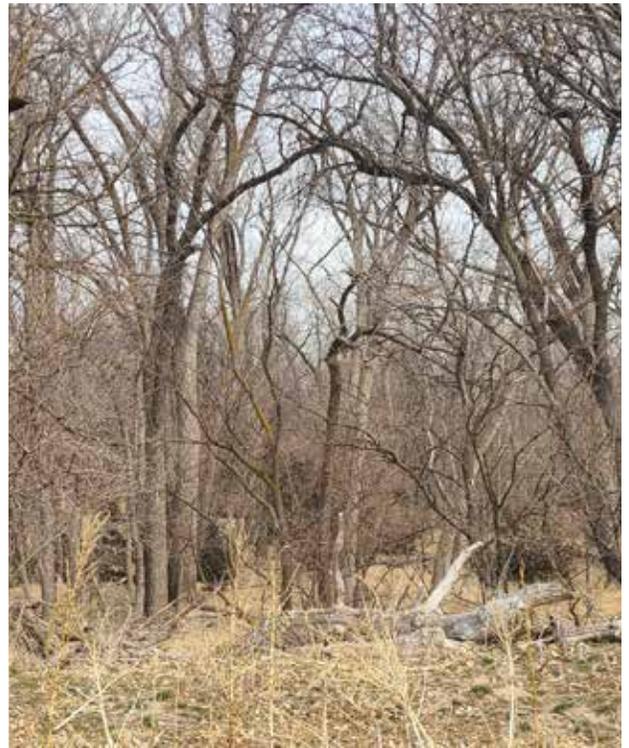
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Deer pictured above was harvested on the neighboring property.



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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