

LAND FOR SALE



Franklin County Grass Section

670.61 ACRES | FRANKLIN COUNTY, NEBRASKA

Great section of hardland range, crossfenced into three productive paddocks. Four ponds plus a submersible well provide water to this pasture which will wean many pounds of calves for years to come. Complemented by nice portions of CRP and cropland with rich soils.



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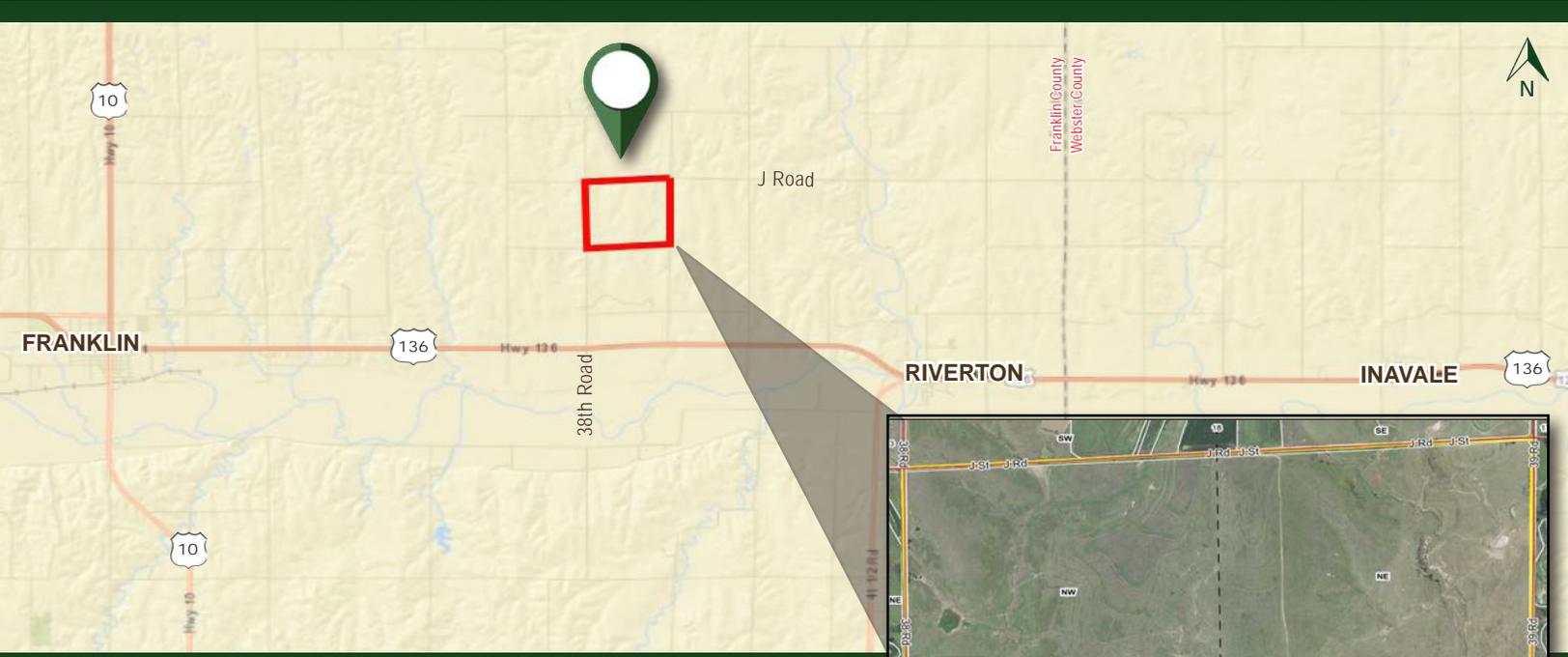
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PROPERTY INFORMATION

LEGAL DESCRIPTION:	All of Section Nineteen (19), Township Two (2) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska.
LOCATION:	From <u>Franklin, Nebraska</u> : 5 ½ miles east on Highway 136, then 1 ½ miles north on 38th Road to the southwestern corner of the property.
ACRES & TAXES:	Tax-Assessed Acres 670.61 2023 Real Estate Taxes \$10,258.08
NRD:	Lower Republican Natural Resources District
WELL INFORMATION:	Well Registration - G-119558 <ul style="list-style-type: none">• Completion Date - 6/16/1953• Well Depth - 91 ft.• Static Water Level - 70 ft.• Pumping Level - 90 ft. * This irrigation well has been converted to a submersible stock well.
SOILS:	Primary soils on the property consist of Nuckolls-Hobbs complex and Holdrege and Uly soils.
COMMENTS:	<ul style="list-style-type: none">• Exceptional grazing capacity in one location.• Newer submersible well, 4 livestock ponds, plus another cased well for more water potential.• Portions of fence recently replaced.• USDA EQIP application filed for additional cross fencing to increase stocking capacity.• Electric service available.• Strategically located catch pen.• CRP provides steady, supplemental revenue.

PRICE: **\$1,915,000.00**







*Excellent section of
hardland range with nice
portions of cropland!*



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