

LAND FOR SALE

FRANKLIN COUNTY, NEBRASKA

288.85 +/- ACRES

\$2,000,000

DESCRIPTION: Offered for sale is this well located excellent pivot irrigated/dryland farm in north central Franklin County. The County Assessor has a total of 22.86 acres of dryland cropland, 256.37 acres of irrigated cropland and 9.62 acres of roads, trees and waste with a total of 288.85 assessed acres. The center pivot equipment and power units are owned by the tenant and the underground pipe/wiring is owned by the landowner. The cropland soils are primarily made up of Holdrege silt loam soils. The balance of the soils is comprised of Butler and Hall silt loam soils. Most of the cropland has a 1 to 3 percent slope. The property lies adjacent to a well maintained gravel road on the east side of the property that splits the dryland from the irrigated.

LOCATION: The subject property is located in the north central area of Franklin County, Nebraska, just south of Upland, Nebraska. At the intersection of Highway 4 and Road 36 go south two miles.

LEGAL: The East Half (E2) of Section Three (3), Township Three (3) North, Range Fourteen (14) West of the 6th P.M. in Franklin County, Nebraska.

FSA INFORMATION: Tract #1465: Farmland 281.22; Cropland 281.22; DCP Cropland 281.22; Total Base Acres – 246.00; Base Acreage Corn – 156.9; PLC Yield 196; Base Acreage Wheat – 30.8; PLC Yield 44; Base Acreage Soybeans – 58.3; PLC Yield 52

IRRIGATION/WELL INFORMATION:

Well #G-073270, Completion Date: 11/30/1990, GPM: 1050, Pump Depth: 240 ft., Well Depth: 250 ft. Well #G-102166, Completion Date: Unknown, GPM: 800

All the Center Pivot equipment and power units are owned by the tenant and all the underground pipe/wiring is owned by the landowner.



MINERAL RIGHTS: Full mineral rights sell with the property.

LEASE TERMS: 2018 leasehold estate with the current tenant; full possession for the 2019 crop year.

2017 TAXES: \$12,509.40 - 2018 assessed value \$1,144,200

SALE TERMS: An earnest deposit and closing date is negotiable with the sellers acceptance of a written Purchase Agreement.



Mike Waller, Sales Associate
308-237-7662 or 308-991-8797
Mike.Waller@ufarm.com

4111 4th Avenue, Suite 22 - Kearney, NE 68848

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