

# LAND FOR SALE



## Northern Franklin County Pivots

**Location:**

From Campbell, ¾ miles west on Highway 4 to 43 Road, then north 1 mile to the southwest corner of the property. Located in northeastern Franklin County, Nebraska.

**Legal  
Description:**

The South Half of the Northwest Quarter (S½ NW¼) and the Southwest Quarter (SW¼) of Section Thirteen (13), Township Four (4) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska [238.8 tax-assessed acres].

**Comments:**

This is one of the finest listings to hit the market in this area for some time. Tremendous soils, strong water and equipment are combined with a very nice laying farm close to competitive markets.

**Taxes:**

2019 Taxes—\$9,737.40 (includes occupation tax)

**Lease:**

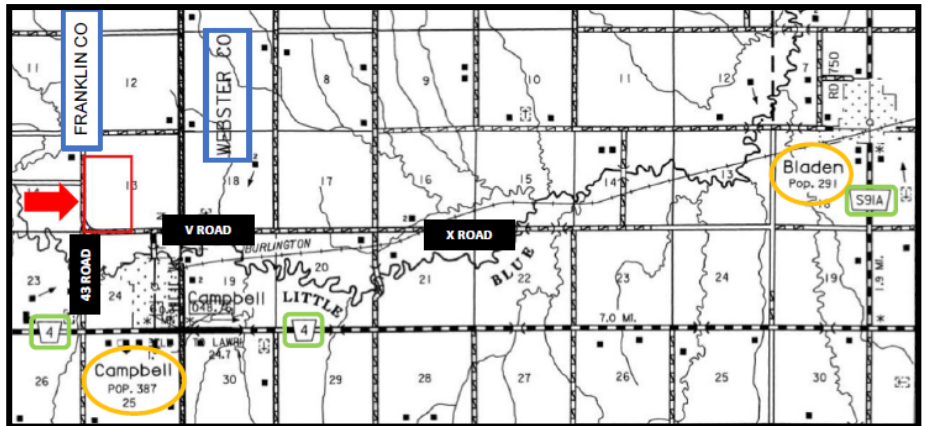
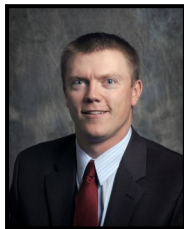
Subject to a lease expiring 12/31/2020.

**Price:**

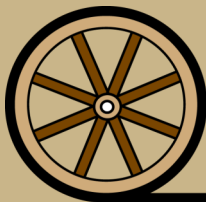
**\$1,766,000.00**

**Contact:**

**Adam D. Pavelka,**  
**Listing Agent**  
(402)984-7744  
adam@agriaffiliates.com



*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

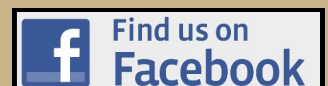
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

**HASTINGS OFFICE**

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## Natural

**Resource District:** Lower Republican Natural Resource District [202.11 certified irrigated acres].

## Soils:

Primarily Holdrege silt loam, with slopes ranging from 0-1%.

## Irrigation

### Information:

#### North Well

|                    |                     |                     |                           |
|--------------------|---------------------|---------------------|---------------------------|
| Well Registration: | G-027968            | Completion Date:    | 7/6/1964                  |
| Well Depth:        | 212 feet            | Static Water Level: | 115 feet                  |
| Pumping Level:     | 139 feet            | Column:             | 9 inches                  |
| Gallons/Minute:    | 1,000 gpm           | Pump:               | Western Landroller        |
| Motor:             | US Electric - 60 hp | Pivot:              | 7-tower Reinke, 24" tires |

#### South Well

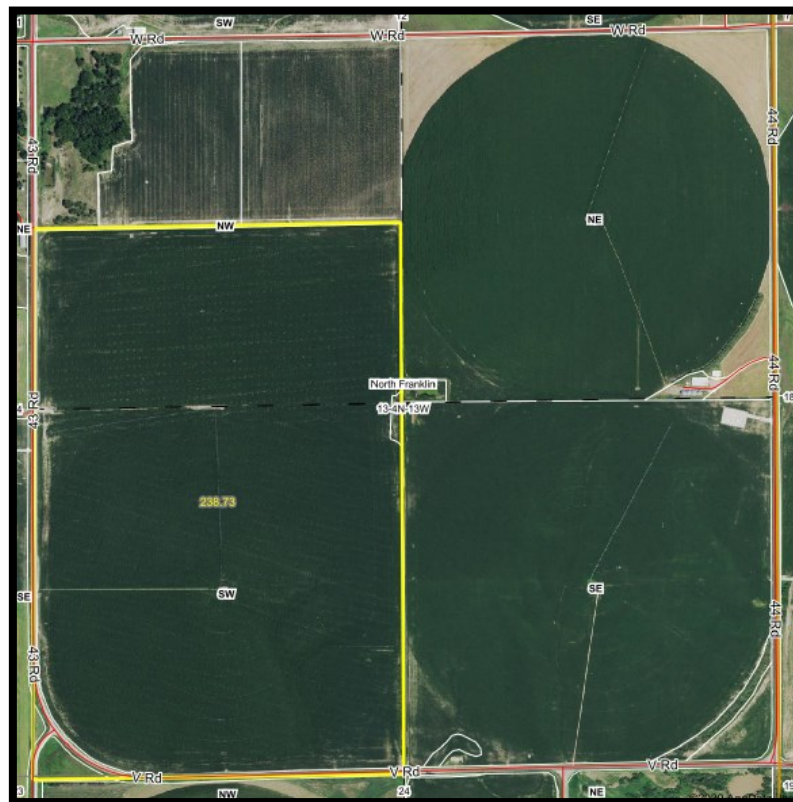
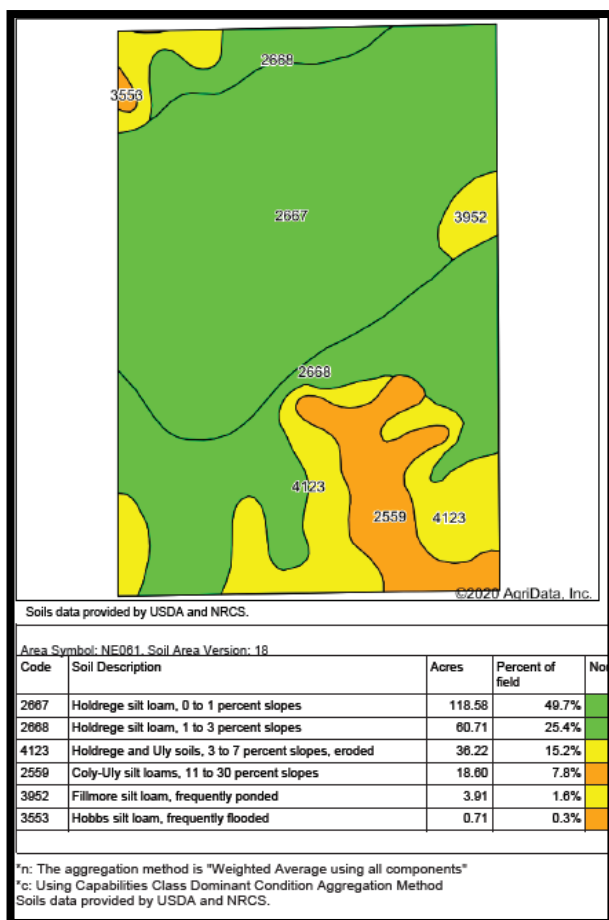
|                    |                     |                     |                           |
|--------------------|---------------------|---------------------|---------------------------|
| Well Registration: | G-045818            | Completion Date:    | 5/20/1975                 |
| Well Depth:        | 212 feet            | Static Water Level: | 118 feet                  |
| Pumping Level:     | 131 feet            | Column:             | 9 inches                  |
| Gallons/Minute:    | 900 gpm             | Pump:               | Western Landroller        |
| Motor:             | US Electric - 75 hp | Pivot:              | 8-tower Reinke, 38" tires |

## FSA Information:

|                        |                  |                 |               |
|------------------------|------------------|-----------------|---------------|
| Total Farmland:        | 233.23 acres     | Total Cropland: | 232.55 acres  |
| Government Base Acres: | Corn — 147.89    | PLC Yields:     | Corn — 184    |
|                        | Soybeans — 83.62 |                 | Soybeans — 55 |

## Seller Financing:

Seller may finance a portion of the purchase price.



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