LAND FOR SALE

JACOBSEN FARM FRANKLIN COUNTY



Location: 5 1/2 miles east of Hildreth or 1 mile north and 1/2 mile west of the small community of Upland.

(Property located on the corner of 33 Road and X Road.)

Legal

Description: NW1/4 Section 8-T4N-R14W of the 6th P.M., Franklin County, Nebraska.

Property

Description: Franklin County Assessor indicates a total of 159.52 acres. Farm consists of good quality pivot

irrigated cropland with dry crop corners.

FSA

Information: Total Cropland - 156.02 acres

Government Base Acres - Corn: 150.80ac w/ PLC yield of 183 bu/acre

Soybeans: 5.20ac w/ PLC yield of 53 bu/acre

All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Well Registration: G-096670 Completion Date: 04/30/1998 @700gpm

Well Depth: 230' Static Water Level: 156' Pumping Level: 174' Column: 9" **Pump** - Goulds **Gearhead** - Amarillo, 100hp **Power Unit** - John Deere diesel model 6068

2,000-gallon fuel tank with containment

Pivot - 8-tower T&L, 1998, equipped with drop nozzles

NRD Info: Property is located in the Lower Republican Natural Resource District and

includes a total of 130.00 certified irrigated acres.

Comments: This is a good quality pivot irrigated farm located in a strong farming

community.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

Bryan Danburg 308-380-3488 & Kent Richter 308-627-6465

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

Offered Exclusively By:



P O Box 1390 2418 Hwy 30 E Kearney, NE 68848-1390 www.agriaffiliates.com (308) 234-4969 Fax (308) 236-9776

KEARNEY OFFICE

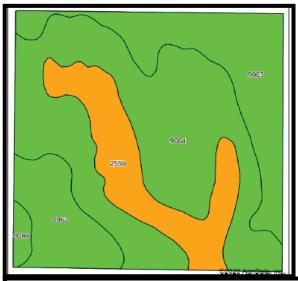
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.



Soils consist primarily of Class I and II Kenesaw silt loam with slopes of 0-3% with lesser amounts of Class III and VI Kenesaw, Coly, and Uly silt loams.

Taxes: 2019 RE Taxes - \$7,145.88

Price: \$965,000.00





Area Symbol: NE061. Soil Area Version: 18										
	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG			
9064	Kenesaw silt loam, 1 to 3 percent slopes	75.34	48.3%		lle	lle	70			
9063	Kenesaw silt loam, 0 to 1 percent slopes	50.88	32.6%		llc	le	71			
2559	Coly-Uly silt loams, 11 to 30 percent slopes	27.52	17.6%		Vle		36			
9066	Kenesaw silt loam, 3 to 6 percent slopes	2.28	1.5%		Ille	IIIe	67			
Weighted Average										





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