

# 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](mailto:bart@agriaffiliates.com)**

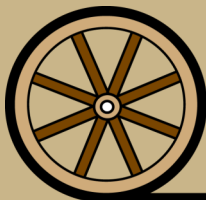
**Bryan Danburg 308-380-3488 & Kent Richter 308-627-6465**

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Bart Woodward**  
Listing Agent

*Offered Exclusively By:*



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

**KEARNEY OFFICE**

**P O Box 1390**

**2418 Hwy 30 E**

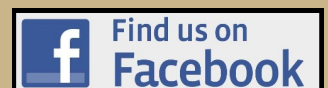
**Kearney, NE 68848-1390**

**[www.agriaffiliates.com](http://www.agriaffiliates.com)**

**(308) 234-4969**

**Fax (308) 236-9776**

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:**

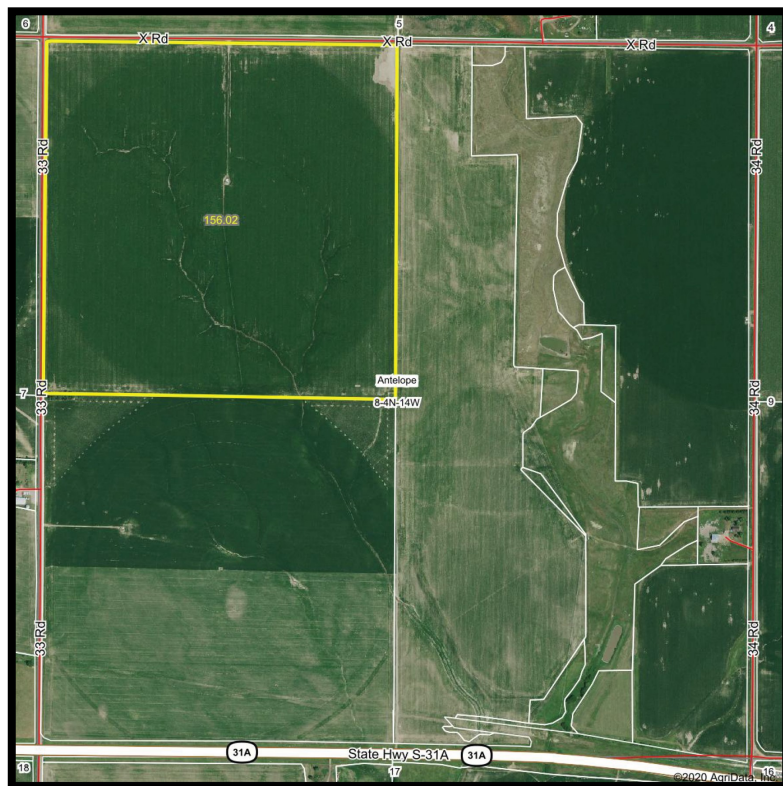
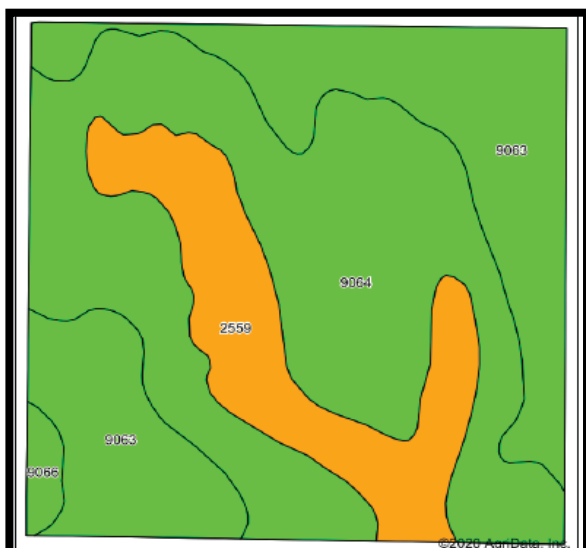
Soils consist primarily of Class I and II Kenesaw silt loam with slopes of 0-3% with lesser amounts of Class III and VI Kenesaw, Coly, and Uly silt loams.

**Taxes:**

2019 RE Taxes - \$7,145.88

**Price:**

**\$965,000.00**



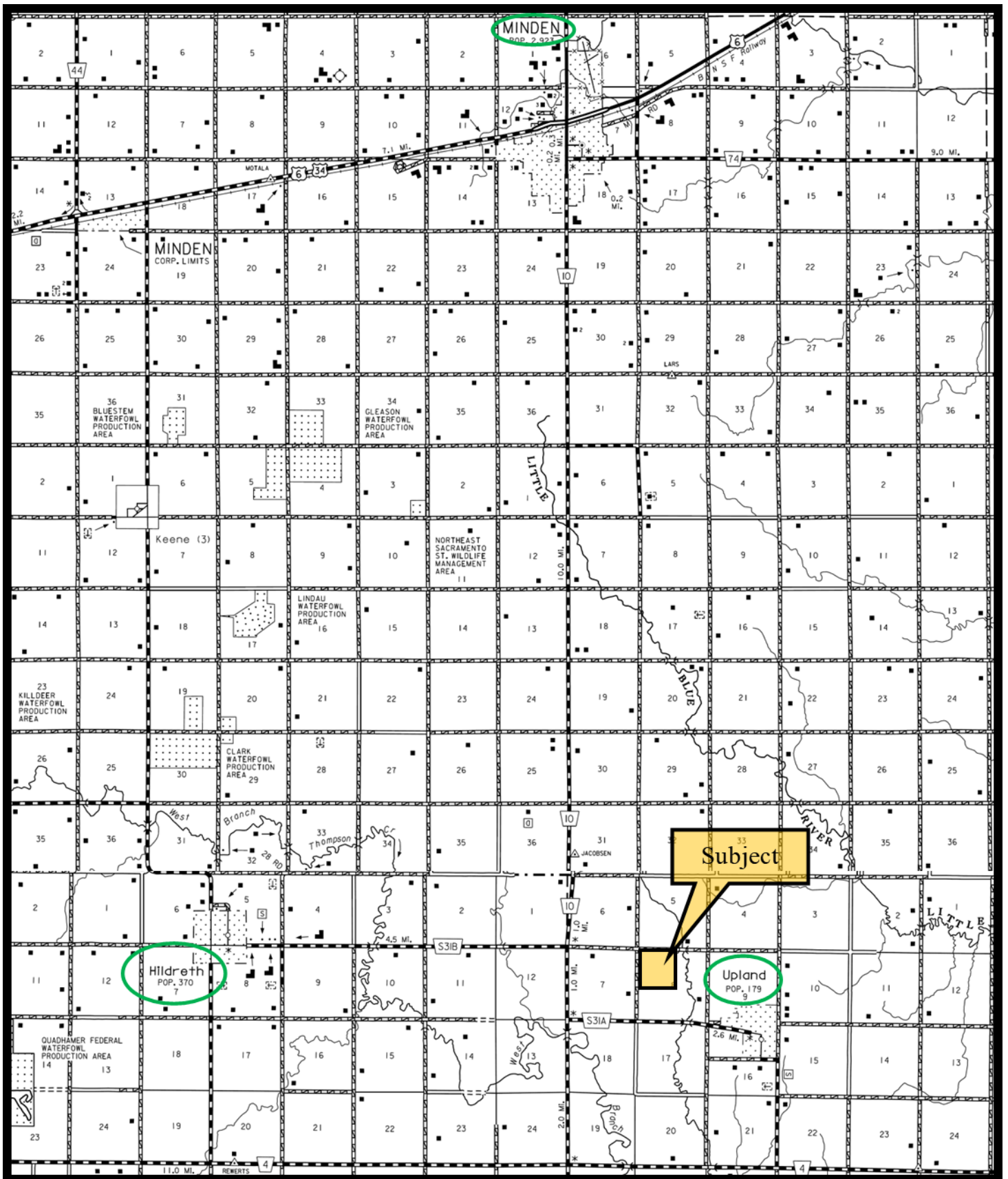
Area Symbol: NE061\_Soil Area Version: 18

Code	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%		Ile	Ile	70
9063	Kenesaw silt loam, 0 to 1 percent slopes	50.88	32.6%		Ilc	Ile	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	Ille	67
<b>Weighted Average</b>							<b>64.3</b>



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