

LAND FOR SALE

Meyer Farm Franklin County, Nebraska



Location:

7 miles north and 3-1/2 miles west of Franklin or 3-1/2 miles west of Macon. (Farm located on the corner of 28.5 Road and P Road)

Legal

Description:

S1/2 SW1/4 Section 16 and W1/2 Section 21, T3N-R15W of the 6th P.M., Franklin County, NE

Property

Description:

Franklin County Assessor indicated a total of 407.81 taxed assessed acres. Farm consists of highly productive dry cropland with hard land pasture.

Farm Service

Agency

Information:

Total Cropland—159.38 acres

Government Base Acres: Wheat 39.4 acres with PLC yield of 59.0bu/acre
Corn 66.0 acres with PLC yield of 133.0bu/acre
Grain sorghum 15.3 acres with PLC yield of 112.0bu/acre

All cropland is considered non-highly erodible by NRCS.

Soils:

Cropland soils consists primarily of highly productive Class II Holdrege Silt Loams with slopes of 0-3%. Pasture soils consists of primarily of Coly, Uly, Nuckolls, & Hobbs Silt Loams with slopes of 3-60%.

Livestock

Water:

Provided by a dam and a well equipped with a solar pump.

Real Estate

Taxes:

2020 real estate tax - \$9,301.22

List Price:

\$1,060,000.00

Comments:

This is a good quality farm with highly productive cropland and pasture which features new fencing, good livestock water availability, and terrain which also offers recreational amenity. (i.e. hunting)

Contact:

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Bart Woodward
Listing Agent

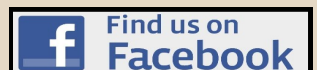


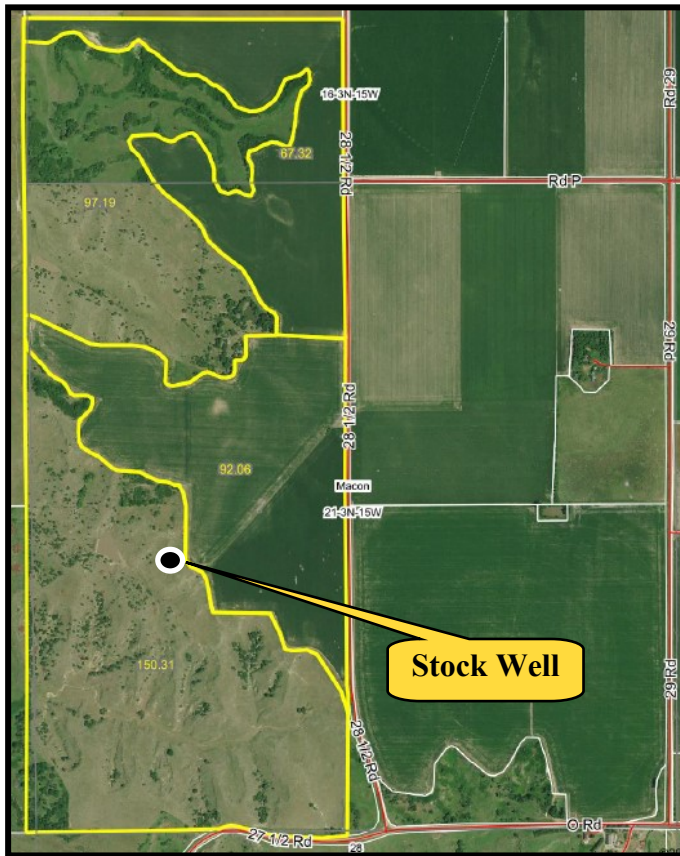
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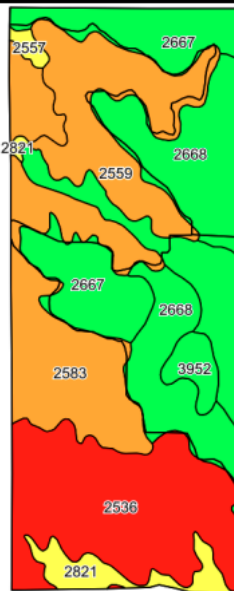
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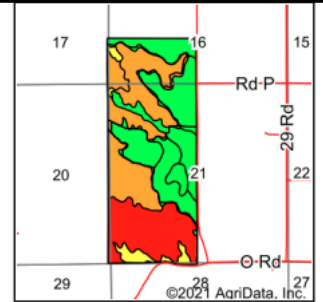




Well with Solar Pump



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State: **Nebraska**
County: **Franklin**
Location: **21-3N-15W**
Township: **Macon**
Acres: **406.88**
Date: **9/30/2021**



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Maps Provided By



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CUSTOMER'S ONLINE MAPS
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Soils data provided by USDA and NRCS.

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	Alfalfa hay	Alfalfa hay Irrigated	Corn	Grain sorghum	Winter wheat
2536	Coly silt loam, 30 to 60 percent slopes	88.27	21.7%		Vlle		3					
2667	Holdrege silt loam, 0 to 1 percent slopes	85.40	21.0%		Ile	Iw	75					
2668	Holdrege silt loam, 1 to 3 percent slopes	76.78	18.9%		Ile	Ile	73					
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	76.54	18.8%		Vle		59					
2559	Coly-Uly silt loams, 11 to 30 percent slopes	54.47	13.4%		Vle		36					
2821	Uly silt loam, 6 to 11 percent slopes, eroded	14.62	3.6%		IVe	IVe	62	2	5	39	53	29
3952	Fillmore silt loam, frequently ponded	8.26	2.0%		Illw	IVw						
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	2.54	0.6%		IVe	IVe	59					
Weighted Average								48.7	0.1	0.2	1.4	1.9

*c: Using Capabilities Class Dominant Condition Aggregation Method
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