

JOEL GRAMS

FARM & RANCH SPECIALIST MINDEN, NEBRASKA JOEL.GRAMS@AGWESTLAND.COM



AGWESTLAND.COM (308.830.0166



PROPERTY TAXES - \$ 3,668.34

LEGAL DESCRIPTION

SW 1/4 Section 18, Township 2 North, Range 13 West of 6th P.M.

This farm offers a great mix of dryland and pasture land with quality grass and well-maintained 3 and 4-wire fences. Additionally, there is a half-mile stretch of 4-wire fence that is only a year old. The pasture is divided into east and west sections by cross-fencing. 21.9 acres of cropland have been seeded to grass.



OFFERED AT \$575,000

TOTAL ACRES (PER ASSESSOR) - 180.41+

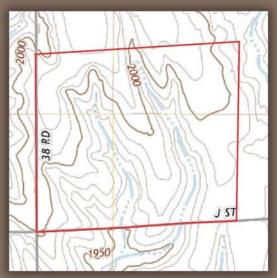
DRYLAND ACRES - 70.11 +

GRASSLAND ACRES - 106.10+

OTHER ACRES - 4.20 +







OTHER INFORMATION

- The lease on the property has been terminated.
- Barbed wire catch pen in the southwest corner.
- All mineral rights owned by seller, if any, to convey to buyer.

WATER SOURCE

• There are two ponds, one on the west side and the other on the east side of the cross fence.

FSA INFORMATION





SOIL CODE	SOIL DESCRIPTION	ACRES	96	CPI	NCCPI	CAP
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	66.0	36.62	0	71	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	58.9	32.68	0	78	2e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	55.36	30.71	0	68	3е
TOTALS		180.2 6(*)	100%	-	72.37	3.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Property Directions - Travel 6 miles east of Franklin, Nebraska on Highway 136 to 38 Road. Turn north and go 2.5 miles to J Road. The property is located to the northeast of the intersection.

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