

DRYLAND FARM

OFFERED AT
\$400,000



— 81.56+/- ACRES
FRANKLIN COUNTY, NE

This property is a gently rolling non irrigated 80 that is highly productive with 20.1 base corn acres, 153 PLC Yield, 14.6 grain sorghum base acres, 62 PLC Yield, and 6.1 soybean base acres, 46 PLC Yield. Property also has a submersible well that was drilled in 1997.



PROPERTY DIRECTIONS

From the East side of Upland, 35 Road, go 2 1/2 miles east on W Road, the property is on North side of road, property runs east to 38 Road.



JOEL GRAMS

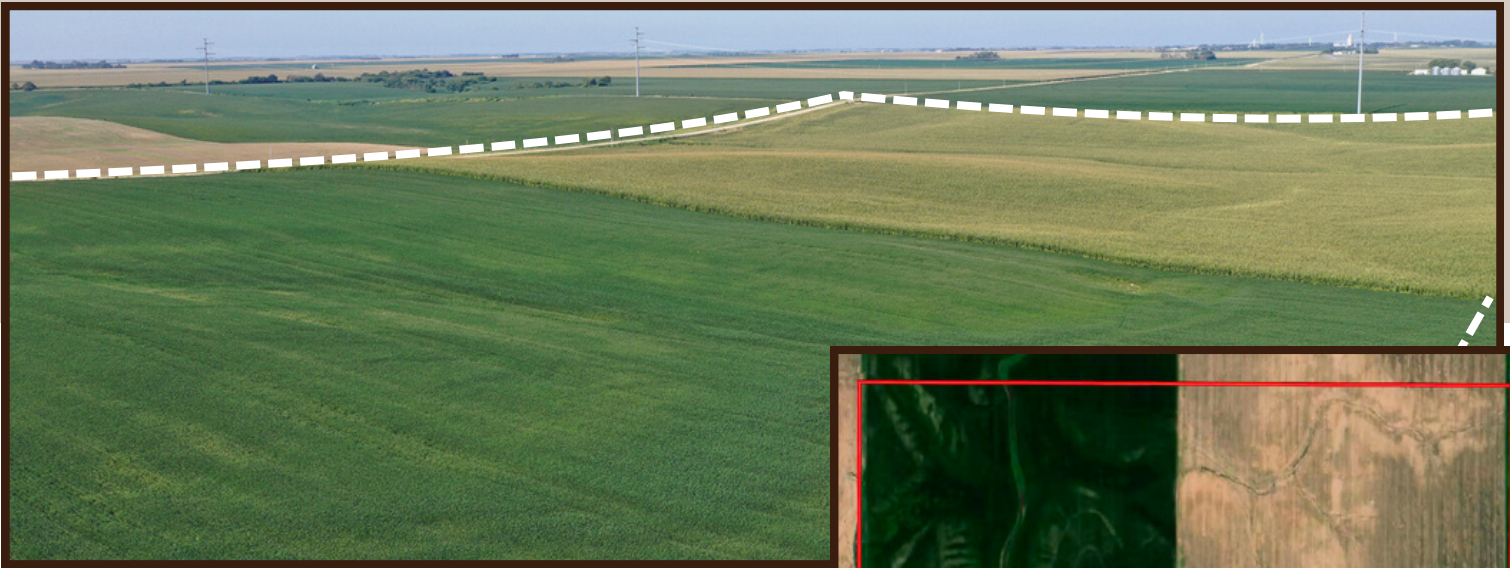
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LEGAL DESCRIPTION - South ½ of Southeast ¼ Section 12, Township 4 North, Range 14 West of the 6th P.M. Franklin County, NE

PROPERTY TAXES - \$1,709.32

TOTAL ACRES (per assessor) - **81.56 +/-**

- Dryland Acres - 76.25
- Grassland Acres - 3.31
- Other Acres - 3.00

FSA INFORMATION

- Corn - 20.1 Base Ac. - 153 PLC Yield
- Grain Sorghum - 14.6 Base Ac. - 62 PLC Yield
- Soybeans - 6.1 Base Ac. - 46 PLC Yield

IRRIGATION INFORMATION

- Well G-09924
 - Submersible, Drilled 6/20/97, 12 GPM, 117" Static Level, 140' Pumping Level, 205' Well Depth
- Located in the Lower Republican NRD

*Available for 2026 crop season

*All mineral rights owned by seller, if any, convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2559	Coly-Uly silt loams, 11 to 30 percent slopes	37.7	46.27	0	61	6e
2667	Holdrege silt loam, 0 to 1 percent slopes	20.28	24.89	0	80	2e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	19.28	23.66	0	66	3e
3561	Hobbs silt loam, occasionally flooded	4.22	5.18	0	81	2w
TOTALS		81.48	100%	-	67.95	4.09



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