

LAND FOR SALE

BDL PARTNERSHIP FARMS - PARCEL 5



Republican River!

Visit our website for aerial footage of this property!

Location:

From the south end of Bloomington, west approximately 1 mile on G Road in southwestern Franklin County, Nebraska. Parcel is on both sides of G Road.

Legal Description:

River Lots Three (3), Six (6), and Seven (7); that part of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) lying south of the Bostwick irrigation canal, and part of River Lots Five (5) and Eight (8) lying north of the present channel of the Republican River, in Section Six (6), Township One (1) North, Range Fifteen (15) West of the 6th P.M., Franklin County, Nebraska; AND River Lot One (1) in Section Seven (7), Township One (1) North, Range Fifteen (15) West of the 6th P.M., Franklin County, Nebraska.

Comments:

This is your chance to own nearly a half mile of the Republican River with adjacent, productive, non-irrigated and canal-watered cropland. This tract provides exceptional deer and turkey hunting. It contains 69.5 Bostwick canal irrigated acres, and a surface water permit from the Republican River for 17.4 acres.

Price:

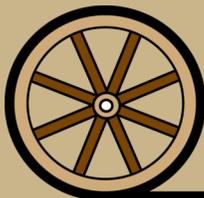
Parcel 5: **\$520,000.00**

Contact:

Adam D. Pavelka,
Listing Agent
(402)984-7744
adam@agriaffiliates.com



Offered Exclusively By:



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

HASTINGS OFFICE
747 N. Burlington, Ste. 310
www.agriaffiliates.com
(402)519-2777
Fax: (800) 680-6980

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.



Natural

Resource District: Lower Republican Natural Resource District

Taxes: 2019 Taxes—\$5,814.46 (includes occupation tax)

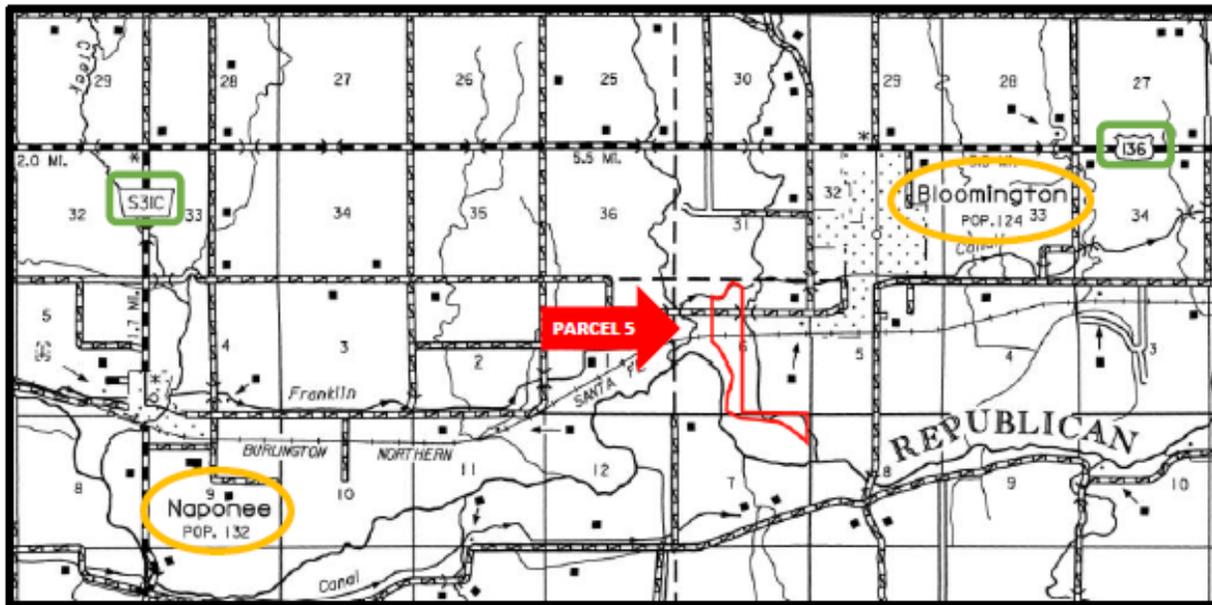
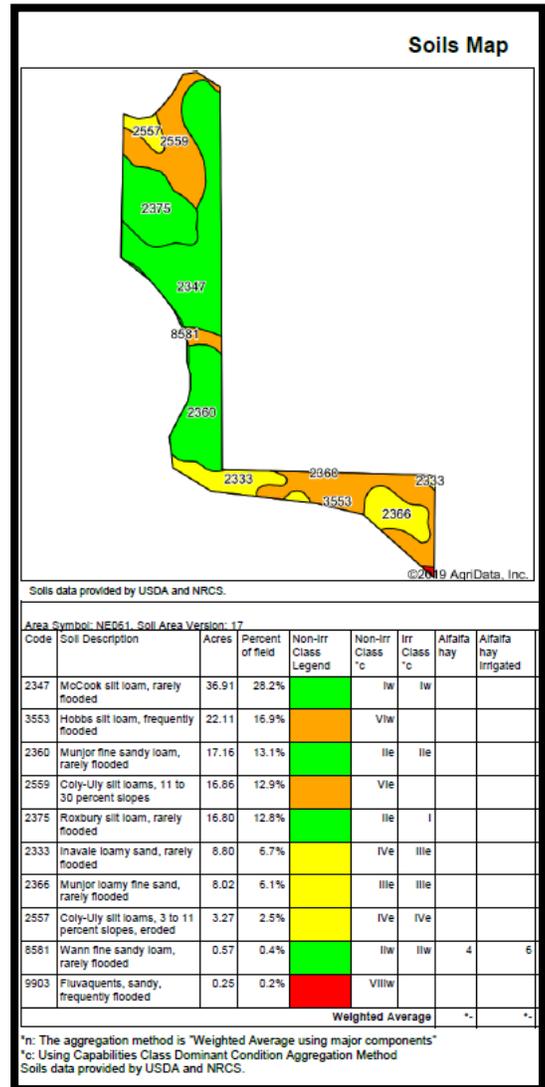
Leases: None. Buyer can obtain immediate possession at closing.

Soils: Primarily silt loams and loamy sands.

<u>FSA Information:</u>	Total Cropland:	<u>104.1 acres</u>	PLC Yields:	<u>Corn—157</u>
	Government Base Acres:	<u>Corn—23.04</u>		<u>Soybeans—45</u>
		<u>Soybeans—32.48</u>		<u>Wheat—39</u>
		<u>Wheat—23.28</u>		



Maps



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