## Combination Farm 163.94 +/- Acres | Franklin County, NE





⇒ Nice combination farm northeast of Franklin, NE.
⇒ Includes an irrigation well and power unit.
⇒ Good fences around the pasture land.

⇒ Pivot is owned by the tenant. ⇒ Subject to 2022 lease.

Total Property Acres (Per Assessor) - 163.94 +/-Irrigated Acres: 50.19 +/- Dryland Acres: 7.78 +/-Grassland Acres: 101.96 +/- Other Acres: 4.01 +/-

Legal Description - NW1/4 Section 28-T3N-R13W

Property Taxes - \$3,164.66

**Price Reduction-** \$575,000.00

**Directions:** From Campbell Nebraska, go 4 miles west on Highway 4 to 40 Road. Go south 6 miles to 0 Road. The property will be southeast of the intersection. From Franklin Nebraska, go 8 miles east on Highway 136 to 40 Road. Go north 7 1/2 miles to 0 Road and the property will be southeast of the intersection.

## Joel Gram | Farm & Ranch Specialist | Minden, NE 308.830.0166 | Joel.Grams@AgWestLand.com

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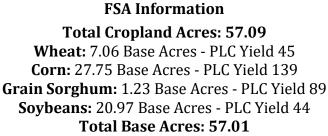


Franklin12





**Well Information** Well #198619, drilled in 2009, 500 gpm, static level 46 ft., pumping level 56 ft., well depth 100 ft.









## FARM | RECREATIONAL | RANCH | INVESTMENT



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