

Combination Farm

163.94 +/- Acres | Franklin County, NE

PRICE REDUCTION!!



- ⇒ 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 O 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 O Road and the property will be southeast of the intersection.

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Franklin12



FSA Information

Total Cropland Acres: 57.09

Wheat: 7.06 Base Acres - PLC Yield 45

Corn: 27.75 Base Acres - PLC Yield 139

Grain Sorghum: 1.23 Base Acres - PLC Yield 89

Soybeans: 20.97 Base Acres - PLC Yield 44

Total Base Acres: 57.01



Well Information

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



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