

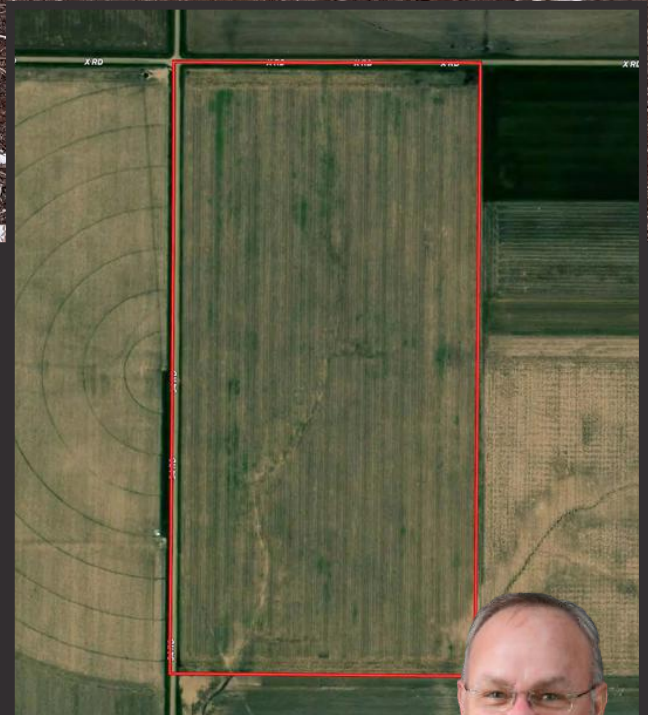


OFFERED AT
\$475,000

79.51 +/- ACRES

DRYLAND FARM

FRANKLIN COUNTY, NE



JOEL GRAMS

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This very nice, non-irrigated 80 boasts high productivity and is situated just one mile from paved Nebraska Spur 31A and 2 miles east of Highway 10. Don't miss out on this accessible and conveniently located farm.



PROPERTY DETAILS

Total Acres (Per Assessor) - 79.51 ±

Dryland Acres - 77.02 ±

Other Acres - 2.49 ±

LEGAL DESCRIPTION

W1/2 NW1/4 Section 9-Township 4
North-Range 14 West of the 6th P.M.

PROPERTY TAXES

\$ 2,672.66

FSA INFORMATION

Total Cropland Acres - 77.02 +/-

Corn - 77.0 Base Acres - 134 PLC Yield

Total Base Acres - 77.0

PROPERTY DIRECTIONS

Travel 1 mile west of Upland, NE on
Nebraska Spur 31A. Turn north and go 1
mile on 34 Road. The property is on the
east side of the road, southeast of the
34 Road and X Road intersection.



- All mineral rights owned by seller, if any, to convey to buyer.
- All leases have been terminated.

