



DRYLAND & PASTURE COMBINATION FARM

180.41 +/- ACRES
FRANKLIN COUNTY, NE

JOEL GRAMS

FARM & RANCH SPECIALIST

MINDEN, NEBRASKA

JOEL.GRAMS@AGWESTLAND.COM

 AGWESTLAND.COM  308.830.0166

OFFERED AT \$575,000

TOTAL ACRES (PER ASSESSOR) - 180.41±

DRYLAND ACRES - 70.11 ±

GRASSLAND ACRES - 106.10±

OTHER ACRES - 4.20 ±

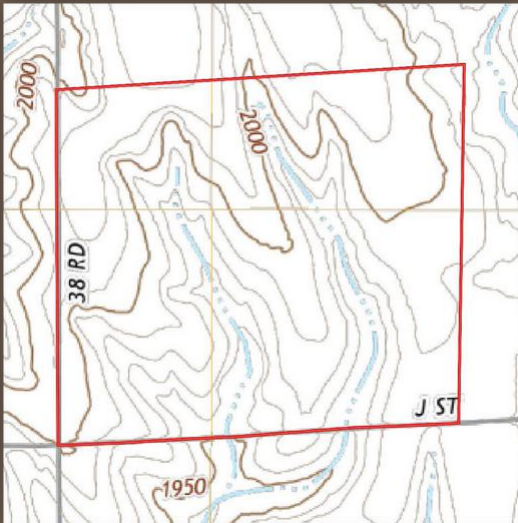
PROPERTY TAXES - \$ 3,668.34

LEGAL DESCRIPTION

SW 1/4 Section 18, Township 2 North, Range 13 West
of 6th P.M.

This farm offers a great mix of dryland and pasture land with quality grass and well-maintained 3 and 4-wire fences. Additionally, there is a half-mile stretch of 4-wire fence that is only a year old. The pasture is divided into east and west sections by cross-fencing. 21.9 acres of cropland have been seeded to grass.





OTHER INFORMATION

- The lease on the property has been terminated.
- Barbed wire catch pen in the southwest corner.
- All mineral rights owned by seller, if any, to convey to buyer.

WATER SOURCE

- There are two ponds, one on the west side and the other on the east side of the cross fence.

FSA INFORMATION

Total Cropland Acres		70.11 +/-	
Wheat Base Acres	10.9	PLC Yield	36
Corn Base Acres	41.2	PLC Yield	119
Soybean Base Acres	10.1	PLC Yield	40
Total Base Acres		62.2	

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	66.0	36.62	0	71	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	58.9	32.68	0	78	2e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	55.36	30.71	0	68	3e
TOTALS		180.26(*)	100%	-	72.37	3.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Property Directions - Travel 6 miles east of Franklin, Nebraska on Highway 136 to 38 Road. Turn north and go 2.5 miles to J Road. The property is located to the northeast of the intersection.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.

