

MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

FRANKLIN COUNTY, NE

LAND FOR SALE

161.16
Acres ±

Price Reduced
\$795,000
(\$4,933/Ac.)



Location: Next to the south edge of Naponee

Legal Description: South Half of the Northwest Quarter and North Half of the Southwest Quarter of Section 9, Township 1 North, Range 16 West of the 6th P.M. in Franklin County, Nebraska.

About the Land: 161.16 Acres, more or less, according to Franklin County Assessor's records. High quality pivot irrigated cropland with Class 1 rated soils, two irrigation wells and 152 acres of certified irrigation rights. Includes 7 acres enrolled in the U.S.D.A. Farm Service Agency CREP program through 9-30-20 with an annual payment of \$840. (Note: Equipment and structures not included is the T-L pivot system, power unit, grain bins, building and panels)

Farm Service Agency: Corn base - 134.9 Acres with 176 bu. PLC yield, Grain Sorghum base - 10.7 acres with 83 bu. yield.

Well Data: **South Well:** (per registration) G-005738, May 1955, 52ft. deep, 18ft. static water level, 40ft. pumping level. **North Well:** (per registration) G-005737, April 1953, 52ft. deep, 18ft. static water level, 48ft. pumping level.

Natural Resources District: The land is located in the Lower Republican NRD and has certified irrigation rights for 152 acres.

Soil Types: 88.5% rated as Class 1 McCook silt loam and Roxbury silt loam, the remainder is primarily rated as Class 2, Munjor, McCook, Wann, Hord, Coly-Uly

2018 Taxes: \$ 7,083.40 Occupation Tax - \$1,161.60

Price and Terms: \$880,000. \$795,000 10% earnest money payment upon signing purchase agreement. The remainder upon closing.

Your Farm and Ranch Specialists

Office 308-234-6266

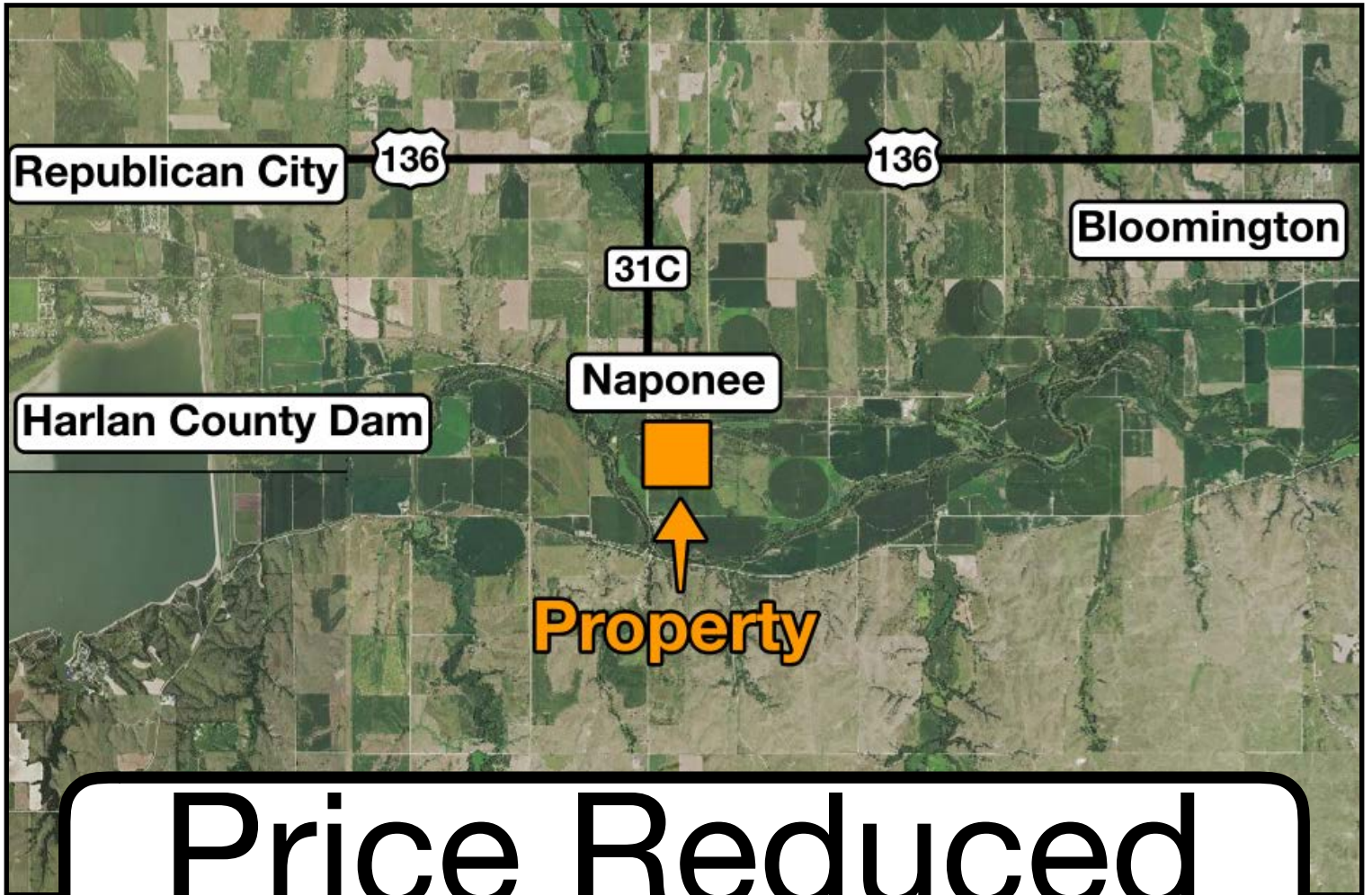
Miles Marshall | Broker

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www.marshallauction.com



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**Call
Today!**



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