

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

FRANKLIN COUNTY, NE

LAND FOR SALE

248.15 Acres ±

Charlotte Post Estate

Irrigated Farm - Republican River Frontage & Turkey Creek

Location: South edge of Naponee, Nebraska

Legal Description: River Lots 1 and 2, part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 8, South Half of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 9, Township 1 North, Range 16 West of the 6th P.M., Franklin County, Nebraska, excluding the previously conveyed building site.

About the Land: 248.15 Acres, more or less, according to Franklin County Assessor's records. Consisting of approx. 189 acres of irrigated cropland, approx. 23 acres of dryland, the remainder treed area/ Republican River frontage and Turkey Creek. Includes (3) irrigation wells with 15HP & 20HP electric motors plus pumping rights from the Republican River (reg. A-13043).

Farm Service Agency: Corn base - 181.7 acres with 135 bu. PLC yield, Soybeans base - 14.2 acres with 48 bu. PLC yield, Wheat base - 7.6 acres with 37 bu. PLC yield.

Well Data: (per registration) G-040098, Sept. 1973, 55ft. deep, 22ft. static water level, 36ft. pumping level. G-065865, March 1981, 46ft. deep, 12ft. static water level, 32ft. pumping level. G-065981, July 1963, 52ft. deep, 16ft. static water level, 26ft. pumping level

Natural Resources District: This land is located in the Lower Republican NRD and has certified irrigation rights for 183.2 acres.

Soil Types: 48.6% McCook & Roxbury silt loams rated as Class 1, 46.8% McCook fine sandy loam, Gibbon silt loam and Munjor fine sandy loam rated as Class 2, 4.6% Inavale loamy sand rated as Class 3

2019 Real Estate Taxes: \$ 9,237.94

Price and Terms: \$870,000. 10% earnest money payment upon signing purchase agreement. The remainder upon closing.

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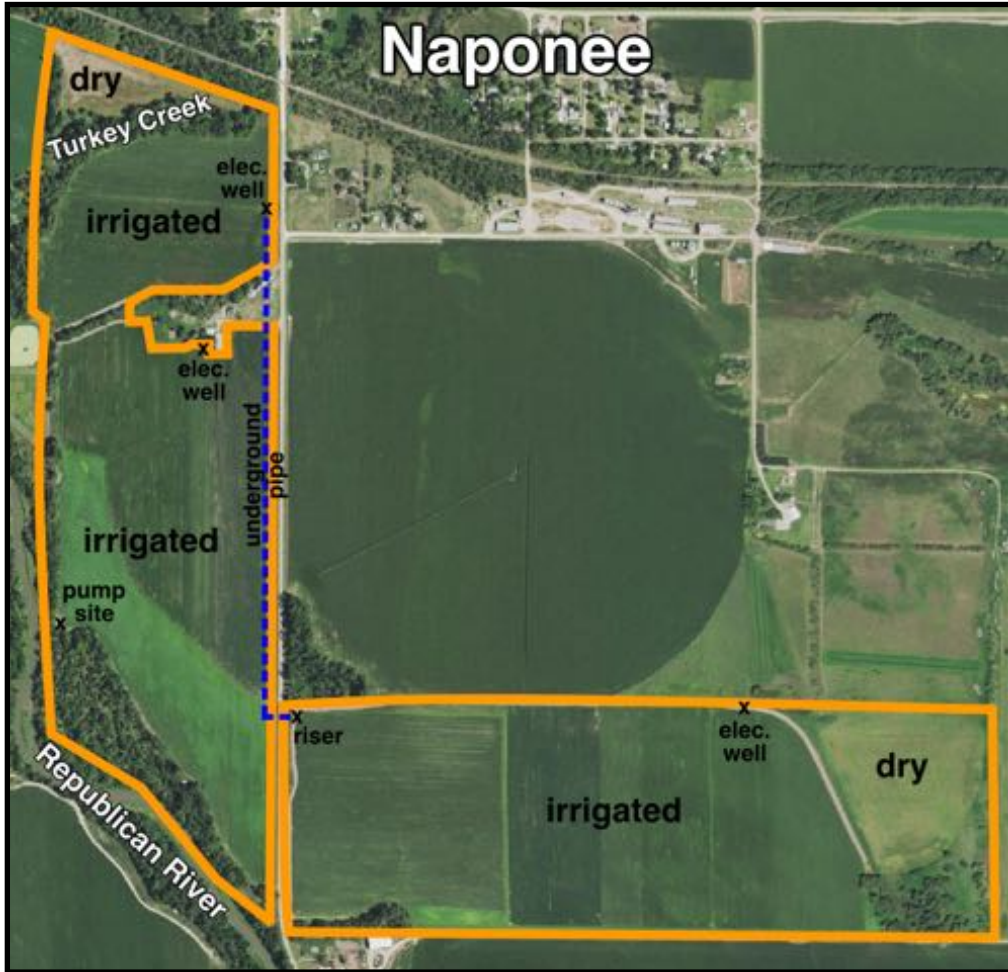
Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm & Ranch Specialists



**A unique
property
- recreational
opportunities -
Republican
River & Turkey
Creek!**

Maps are for illustrative purposes only — not intended to represent actual property lines.



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