

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

FRANKLIN COUNTY, NE

LAND FOR SALE

79.84 Acres ±

Excellent Hunting - Natural Habitat
USDA CREP Land

Location: Between Franklin and Campbell. From Macon 6 miles east on O Rd., 1 mile south on 38 Rd. and 1 mile east on N Rd. From Campbell, 3.5 miles west on Highway 4, 7 miles south on 40 Rd. and 1/2 mile west on N Rd.

Legal Description: North Half of the Northeast Quarter of Section 32, Township 3 North, Range 13 West of the 6th P.M., Franklin County, Nebraska.

About the Land: 79.84 Acres, more or less, according to Franklin County Assessor's records. Consisting of 46.4 acres enrolled in the USDA CREP program through September 30, 2020, with an annual payment of \$5,568. The remainder is mostly grassland. Includes (2) electric irrigation wells. This is a unique property featuring abundant wildlife and recreational opportunities.

Irrigation Well Data: (per registration) G-060465, July 1978, 143ft. deep, 42ft. static water level, 82ft. pumping level, 8" pump column, 500 GPM. G-060466, July 1978, 143ft. deep, 40ft. static water level, 79ft. pumping level, 6" pump column, 500 GPM.

Natural Resources District: This land is located in the Lower Republican NRD and has certified irrigation rights for 46.4 acres.

2019 Taxes: \$ 2,826.58 Occupation Tax - \$371.20

Price and Terms: \$156,000 (\$1,954/Acre)



Your Farm & Ranch Specialists

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



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