

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

FRANKLIN COUNTY, NE

LAND FOR SALE

2 Tracts - 341.6 Acres ±

Tract 1 - 146.2 Acres ±

MAJOR PRICE REDUCTION

\$625,000

Location: From the south edge of Franklin, 2.5 miles south on Highway 10 - (west side)

Legal Description: Southeast Quarter lying west of the Highway 10 right-of-way, Section 18, Township 1 North, Range 14 West of the 6th P.M., Franklin County, Nebraska

About the Land: 146.2 Acres, more or less. A well located property next to Highway 10. Consisting of approx. 90 FSA acres of cropland, the remainder grassland, creek bottom and building site with 3 bedroom/2 bath ranch style home, barn and livestock facilities. Amazing natural habitat providing excellent hunting and recreational opportunities.

Farm Service Agency: Total cropland - approx. 90 acres. Wheat base - 9.5 acres with 29 bu. PLC yield, grain sorghum base - 37 acres with 75 bu. PLC yield

2023 Taxes: \$ 5,273.48

Price: ~~\$ 725,000~~ **PRICE REDUCED:** \$625,000

10% earnest money deposit upon signing the purchase agreement. The remainder due upon closing.



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384



308.234.6266



marshallauction.com



2033 Central Ave
Kearney, Nebraska



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



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