

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

FRANKLIN COUNTY, NE

LAND FOR SALE

2 Tracts - 341.6 Acres ±

Tract 2 - 195.4 Acres ±

MAJOR PRICE REDUCTION

\$550,000

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

Legal Description: Northwest Quarter except 3.19 acre building site and Northwest Quarter of the Southwest Quarter, Section 17, Township 1 North, Range 14 West of the 6th P.M., Franklin County, Nebraska

About the Land: 195.4 Acres, more or less, according to Franklin County Assessors records. Approx. 40 acres of cropland newly seeded to alfalfa, the remainder grassland and creek bottom with incredible natural habitat - a wildlife haven.

Farm Service Agency: Total cropland - approx. 40.2 acres. Wheat base - 4.19 acres with 29 bu. PLC yield, grain sorghum base - 16.53 acres with 75 bu. PLC yield

2023 Taxes: \$ 3,149.14

Price: ~~\$ 665,000~~ **PRICE REDUCED:** \$550,000

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



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384



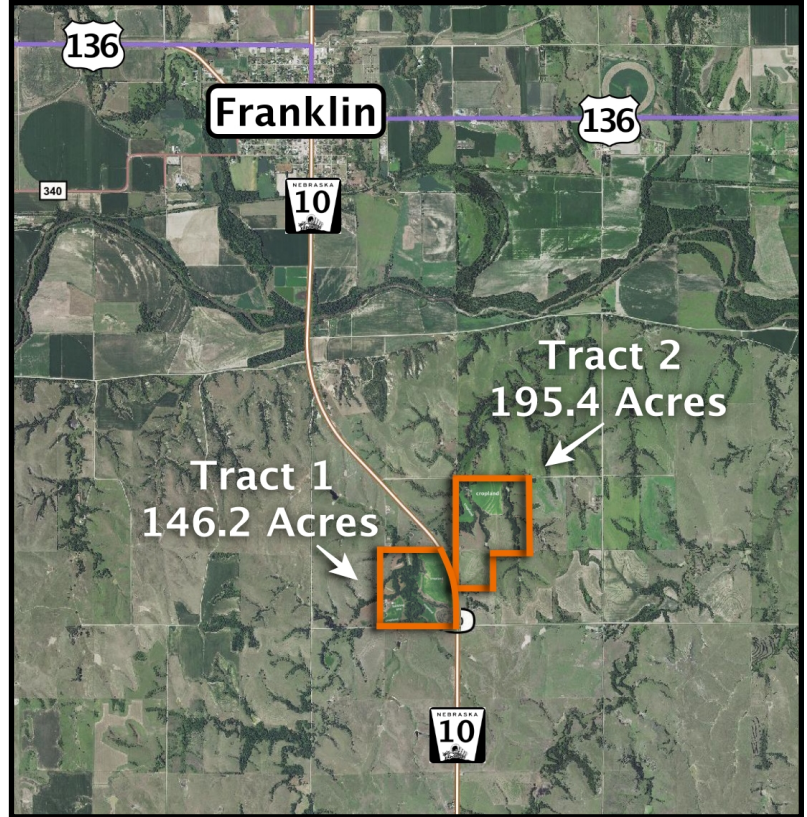
308.234.6266



marshallauction.com



2033 Central Ave
Kearney, Nebraska



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



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