

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

FRANKLIN COUNTY, NE

LAND FOR SALE

180.41 Acres ±

THOUGHTFULLY IMPROVED FARM

Land Location: From Franklin, 5.5 miles east on Highway 136, then 2.5 miles north on 38 Rd.

Legal Description: Southwest Quarter of Section 18, Township 2 North, Range 13 West of the 6th P.M., Franklin County, Nebraska

About the Land: 180.41 Acres, more or less, according to Franklin County Assessor's records. Thoughtfully improved farmland offering an excellent opportunity to expand your operation or investment portfolio. The owners have recently completed extensive land improvements, including removing trees and fences, pushing in banks, smoothing and leveling the terrain, and reducing terraces to create larger, more efficient fields. The property now includes 166.32, more or less, FSA cropland acres.

Following the improvements, the farm has been responsibly transitioned into production with a rotation of rye, soybeans, and corn, demonstrating careful stewardship as the land was converted to productive cropland. Much of the heavy improvement work has already been completed, making this an attractive opportunity for its next owner.

Farm Service Agency: Total cropland - 166.32 acres
Corn base - 41.2 acres, Soybeans base - 10.1 acres,
Wheat base - 10.9 acres

2025 Taxes: \$ 2,845.00

Price: \$ 790,000

10% Earnest money deposit upon signing purchase agreement. The remainder due at closing.



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