



160.06 +/- ACRE
IRRIGATED FARM
FRANKLIN COUNTY, NEBRASKA



OFFERED AT \$1,760,660

An outstanding irrigated farm offered for sale. This farm offers 68% Class I Holdrege Silt Loam soils with the balance of the farm being Class II Holdrege Silt Loam soils. There's great highway access near several competitive grain markets. Rarely does a farm of this caliber get offered to the public for sale. Subject to 2023 crop lease. Take advantage of this opportunity to add to your land holdings!



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Total Acres (Per Assessor) - 160.06 +/-
Irrigated Acres - 137.67 +/-
Dryland Acres - 19.39 +/-
Other Acres - 3.0 +/-

Real Estate Taxes - \$8,968.66

Legal Description - Southeast 1/4 Section 13, Township 3 North, Range 15 West

FSA Information

Total Cropland Acres: 159.29

Soybeans - 3.9 Base Acres - 58 PLC Yield
Corn - 151.7 Base Acres - 199 PLC Yield
Grain Sorghum - 0.4 Base Acres - 95 PLC Yield

Total Base Acres - 156.0

Well Information - G-080527, Drilled 1988, 1,000 gpm, 183' static level, 250' well depth

Irrigation Information

- Pivot, power unit, and tanks owned by tenant.
- Located in the Lower Republican NRD and has certified irrigation rights for 137.2 acres. Water use in the area is regulated and the 2023 allocation for the next five years is 45". In addition, the farm has 9" of carryover from the previous allocation.

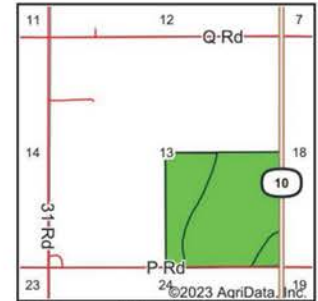
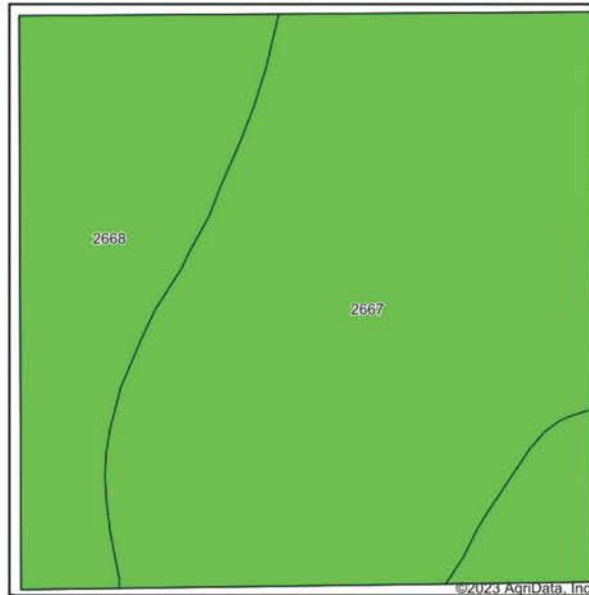
**For more information, please contact the Lower Republican Natural Resources District, (308) 928-2182.*

All owned minerals rights convey.





Soils Map



State: **Nebraska**
 County: **Franklin**
 Location: **13-3N-15W**
 Township: **Macon**
 Acres: **160.06**
 Date: **5/1/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE061, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
2667	Holdrege silt loam, 0 to 1 percent slopes	109.06	68.1%		lle	lw	75
2668	Holdrege silt loam, 1 to 3 percent slopes	51.00	31.9%		lle	lle	73
Weighted Average					2.00	1.32	74.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Driving Directions: From Franklin, NE travel north on Hwy 10 approximately 8 miles to P Road. The farm will be on the northwest corner of Hwy 10 and P Road.



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