



# *For Sale* 141+/- ACRES + HOME FRANKLIN COUNTY, NE

## ASKING PRICE: \$510,000

### *Pasture - Residential - Feedlot*

This property features a charming, older four-bedroom home along with several outbuildings. It includes a barn, a spacious 60'x80' storage building with a concrete floor, two steel grain bins, a feedlot for 1,000 head of cattle, and a silage bunker also equipped with a concrete floor. The pasture is well-maintained, boasting healthy grass, sturdy barbed wire fences, and a pond.



**CALL JOEL OR SCAN THE QR CODE TO LEARN MORE ABOUT THIS PROPERTY!**

## *Joel Grams*

**FARM & RANCH SPECIALIST**

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### **PROPERTY DIRECTIONS**

One mile south of Franklin, Nebraska on Highway 10. The River lot is on the north side of F RD, just off the east side of Highway 10. The pasture and house are ¼ mile south on the east side of Highway 10. The pasture runs south along the highway to E RD.



# LEGAL DESCRIPTION

Part of NW1/4 and Part of SW1/4 Section 7, Township 1 North, Range 14 West and River Lot in Section 6, Township 1 North, Range 14 West of the 6<sup>th</sup> P.M. Franklin County, Nebraska

**PROPERTY TAXES (2025)** \$2,916.70

## ACRE BREAKDOWN (PER ASSESSOR)

- **Total Acres: 141.03+/-**
- Grassland Acres: 121.15+/-
- Recreational Acres: 19.88+/-

## HOME INFORMATION

- 4 Bedrooms, 1 Bathroom, 1,434 Sq. Ft.
- Uses City of Franklin Water

## BUILDINGS INFORMATION

- Wooden Barn in Average Condition
- 60'x80' Storage Building with Concrete Floor
- 3 Other Small Storage Buildings
- 2 Steel Grain Bins

## WELL INFORMATION

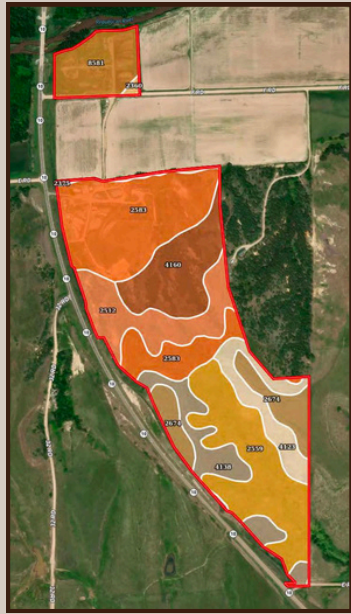
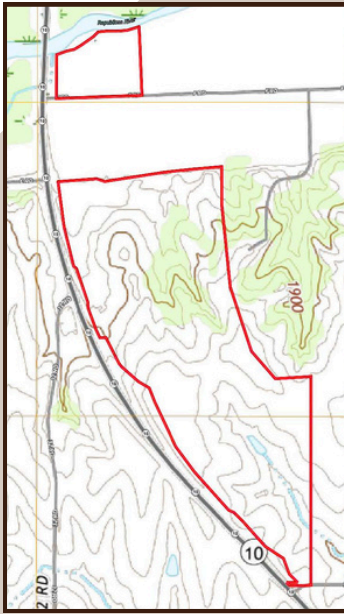
- Located in the Lower Republican NRD
- Well G-020449: Drilled in 1959, 25 GPM, 10' Static Level, 35' Pumping Level 40' Well Depth

## CATTLE EQUIPMENT

- 1,000 Head Feed Yard
- Silage Bunker with Concrete Floor

Barbed wire fence on the pasture is in good condition. There are no current leases on the property.

All mineral rights owned by the seller, if any, convey to the buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	39.41	27.81	0	71	6e
2559	Coly-Uty silt loams, 11 to 30 percent slopes	26.21	18.5	0	61	6e
4160	Kipson complex, 7 to 30 percent slopes	16.58	11.7	0	25	6e
2512	Campus-Canyon complex, 11 to 30 percent slopes	15.87	11.2	0	29	6e
8581	Wann fine sandy loam, rarely flooded	11.89	8.39	0	52	2w
4138	Holdrege silt loam, 7 to 11 percent slopes	11.13	7.85	0	77	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	10.07	7.11	0	76	2e
4123	Holdrege and Uty soils, 3 to 7 percent slopes, eroded	9.23	6.51	0	66	3e
2375	Roxbury silt loam, rarely flooded	0.8	0.56	0	79	2e
2360	Manjor fine sandy loam, rarely flooded	0.53	0.37	0	35	2e
<b>TOTALS</b>		<b>141.72(*)</b>	<b>100%</b>	<b>-</b>	<b>57.89</b>	<b>4.99</b>



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