

# LAND FOR SALE



## Republican River Haven

133 ± ACRES | FRANKLIN COUNTY, NEBRASKA

Over a mile of scenic Republican River frontage, mature trees, along with productive, center-pivot-irrigated cropland, make this an exceptional hunting/recreational spot that also provides a solid economic return.



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### LISTING AGENT:

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## PROPERTY INFORMATION

**LEGAL DESCRIPTION:**

River Lots One (1) and Two (2) of Section Two (2), Township One (1) North, Range Fourteen (14) West of the 6th P.M., Franklin County, Nebraska, less 14 ± acre farmstead. And Part of River Lot Six (6) and River Lots Seven (7) and Eight (8) of Section One (1), Township One (1) North, Range Fourteen (14) West of the 6th P.M., Franklin County, Nebraska.

**LOCATION:**

From Franklin, Nebraska: 4 ½ miles east on Highway 136, then ½ mile south on 37th Road, to the northern middle portion of the property.

**ACRES & TAXES:**

Estimated Tax-assessed Acres | 133 ± acres  
 Estimated 2024 Real Estate Taxes | \$3,340.00  
 \*This property is subject to occupation tax.

**LEASES:**

Farming and hunting rights are open for 2025.

**SOILS:**

Primary soils on the property consist of Hord silt loam and Coly-Uly silt loam with slopes ranging from 0-30%. The bottomground cropland is productive and nearly level.

**NRD:**

Lower Republican Natural Resources District.

**IRRIGATION WELL INFORMATION:**

Well Registration - <u>G-146376 (spring-fed well)</u>	Well Registration - <u>G-074884 (inactive)</u>
● Completion Date - <u>1/01/1995</u>	● Completion Date - <u>6/04/1992</u>
● Well Depth - <u>0 feet</u>	● Well Depth - <u>50 feet</u>
● Static Water Level - <u>0 feet</u>	● Static Water Level - <u>41 feet</u>
● Pumping Level - <u>0 feet</u>	● Pumping Level - <u>48 feet</u>
● Column - <u>8 inches</u>	● Column - <u>5 inches</u>
● Gallons/Minute - <u>400 gpm</u>	● Gallons/Minute - <u>200 gpm</u>

**EQUIPMENT & WATER:**

Center pivot irrigation systems. 62.1 certified irrigated acres through the Lower Republican Natural Resources District and 66.0 acres of Bostwick irrigated acres.

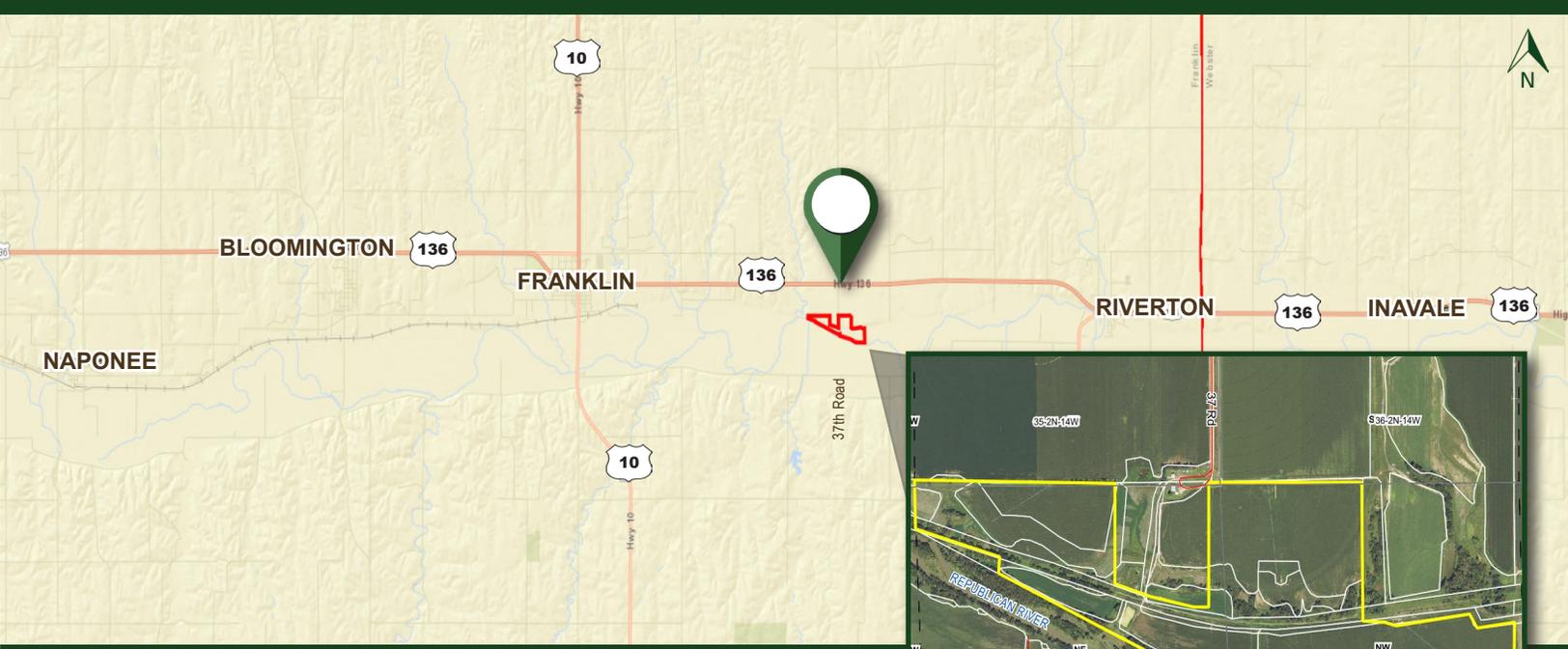
**FSA INFORMATION:**

Estimated Total Farmland: <u>143.6 acres</u>	Estimated Total Cropland: <u>116.5 acres</u>
Government Base Acres: <u>Corn - 70.57</u>	PLC Yields: <u>Corn - 119 bu</u>
<u>Soybeans - 23.53</u>	<u>Soybeans - 38 bu</u>

**PRICE:**

**\$1,500,000.00**







**Direct Republican River access, only ½ of a mile off of Highway 136! Natural springs attract deer, turkey, predators, and a growing upland game population to this property. Great income possibilities come with its center-pivot irrigated cropland, with both Lower Republican Natural Resources District and Bostwick Water rights. Contact us today so you don't miss this once-in-a-lifetime offering!**



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