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A-21834

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FOR MORE INFO!



LAND FOR SALE

149.47± Acres, Franklin County, Nebraska

OFFERED AT
\$1,790,000

Highlights:

- High-quality pivot and gravity cropland
- Possession for the 2026 crop year
- Strong agricultural area



For additional information, please contact:

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Property Information

Directions to Property:

From the east edge of Wilcox, go south on Highway 44. Cross Highway 4 onto 21 Road. Continue for two miles to S Road. Turn west one-half mile and the property will be on the south side of the road.

Legal Description:

NW 1/4 6-3-16

Property Description:

Exceptional Agricultural Opportunity!

This once-in-a-generation offering is located seven miles south of Wilcox, Nebraska, and showcases high-quality farmland with exceptional soil quality.

- 99% Holdrege silt loam, ideal for sustained high yields.
- The pivot, power unit and irrigation pipe are owned by the current tenant.
- Situated in the Lower Republican NRD, with 142 acres certified irrigated water rights. There are 30.88 inches left of the 5-year allotment for 2026 and 2027.
- Proximity to strong local grain markets such as CPI, CHS, KAAPA Ethanol provides excellent marketing opportunities.

Don't miss this rare chance to own top-tier farmland in a prime agricultural region.

Farm Data:

Cropland	145.65 acres
Non-crop	<u>3.82 acres</u>
Total	149.47 acres

FSA Information:

	Base	Yield	
Corn	70.65 acres	195 bushels	HIP 97
Soybeans	70.65 acres	58 bushels	HIP 95

Well Registration:

G-018287, 750gal/min, 9" column, 340' deep, 270' pump depth, 232' static level.

The pivot, power unit and pipe are owned by the current tenant.

2025 Taxes:

\$5,534.02

Price:

\$1,790,000.00

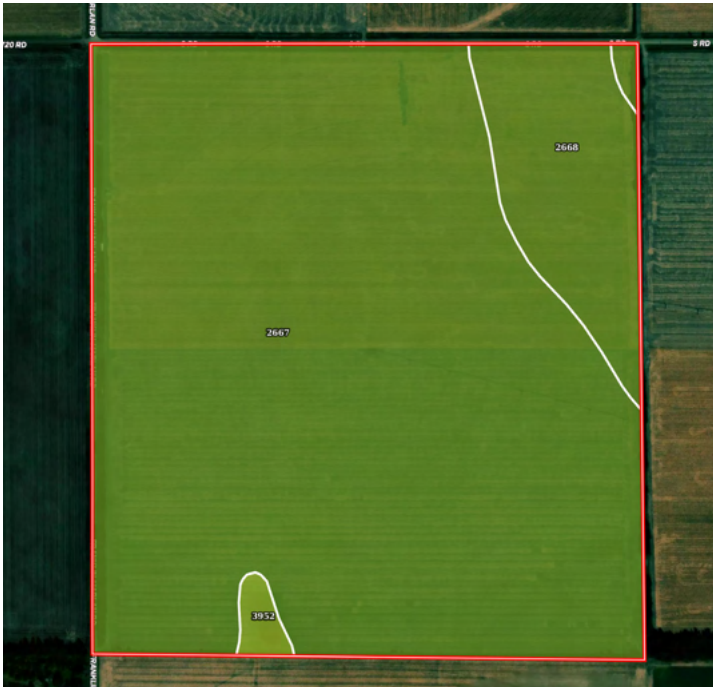


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



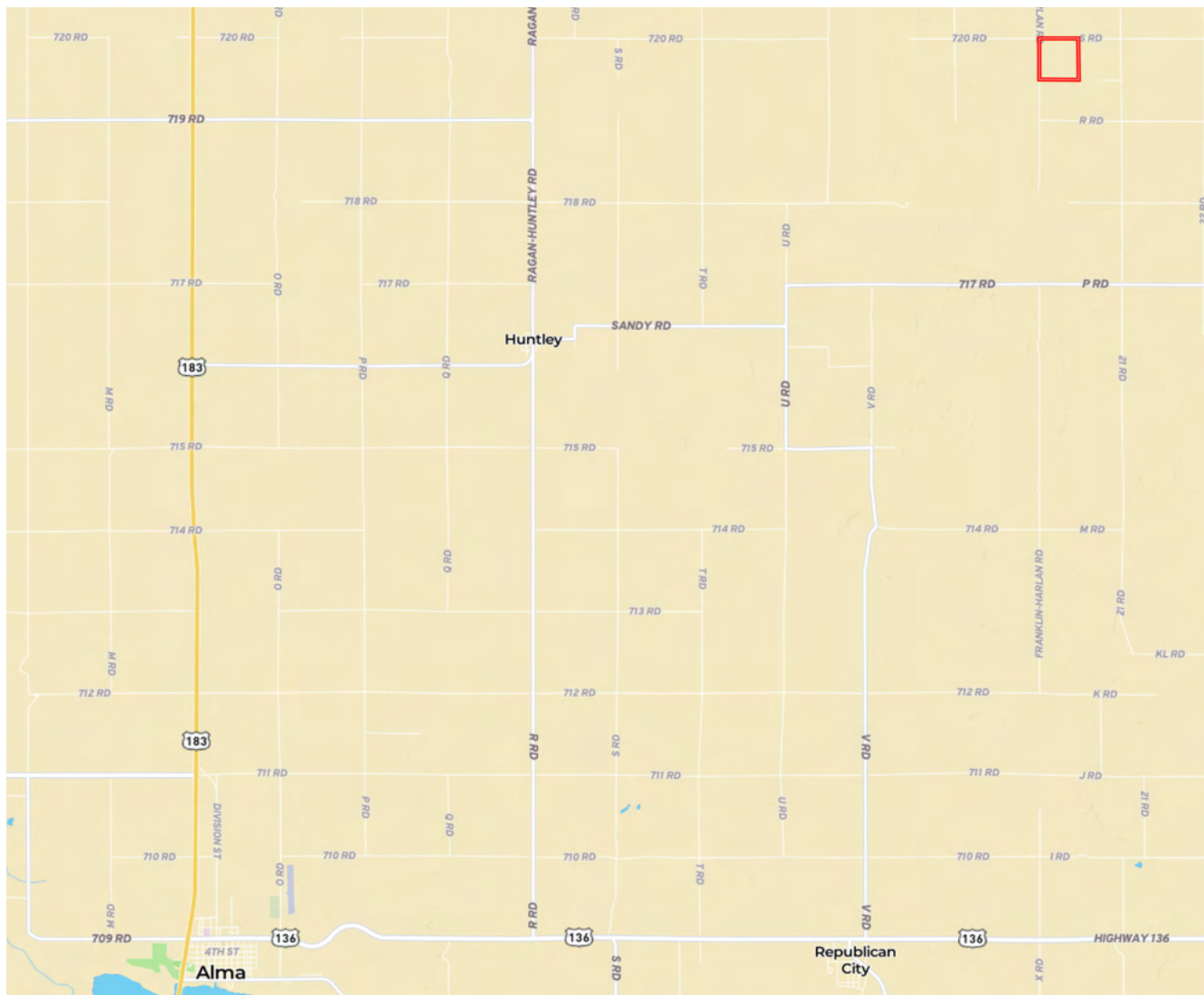
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	130.82	87.6	0	80	2e
2668	Holdrege silt loam, 1 to 3 percent slopes	17.09	11.44	0	79	2e
3952	Fillmore silt loam, frequently ponded	1.42	0.95	0	45	3w
TOTALS		149.33(*)	100%	-	79.55	2.01



Property Location



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