



FOR SALE

FRANKLIN COUNTY, NE

81.24 +/- ACRES
RECREATIONAL
PROPERTY
\$299,000



Welcome to your own hunting property! For the deer hunter, this property offers over 10 acres of dense trees with a stream running through it. The thick cover of native grass allows for excellent habitat for upland birds and other wildlife. There is a current CRP contract on the property that offers an annual payment of \$7,285 expiring 9-30-2034. It is located within 6 miles of the Harlan County Lake and Republican River. A good gravel road on the east side of the property allows for access year-round. These types of recreational properties do not come on the market very often.

DIRECTIONS

From Naponee, NE, travel south on 22 Road approximately 1 1/2 miles to East Rd. Head east on East Rd. for 2/3 of a mile to 22 1/2 Rd. Travel south on 22 1/2 / 23 Rd for 2 1/2 miles to B Rd. Head east on B Rd. for 1 mile, then head south on 24 Road for a 1/2 mile. The property is on the west side of 24 Road.



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FRANKLIN19

PROPERTY DETAILS



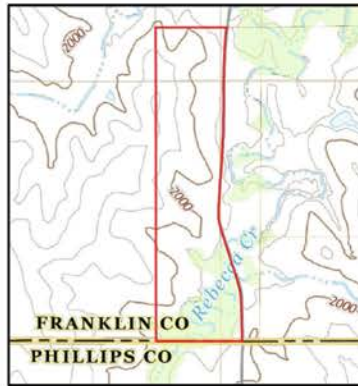
Total Acres	81.24 ±
Grass Acres	20.88 ±
CRP Acres	57.35 ±
Other Acres	3.01 ±

Property Taxes - \$ 1,129.88

Legal Description

Pt. Southeast ¼ Southeast ¼ West of the public road in Section 34, Township 1 North, Range 16 West

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	37.23	45.87	0	71	6e
3553	Hobbs silt loam, frequently flooded	20.76	25.58	0	54	6w
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	19.59	24.14	0	65	4e
8870	Hord silt loam, 1 to 3 percent slopes	1.49	1.84	0	80	2e
2559	Coly-Uly silt loams, 11 to 30 percent slopes	1.32	1.63	0	61	6e
2572	Nuckolls and Holdrege soils, 3 to 11 percent slopes, eroded	0.39	0.48	0	67	4e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	0.39	0.48	0	66	4e
TOTALS		81.17(±)	100%	-	65.17	5.42

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