



## DOUBLE DEUCE LLC



A quality combination property located Northeast of Franklin, NE.

**RANDY HELMS**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$630,000**

## **Location**

From Franklin, NE, go 8 miles East on Hwy 136 to Road 40. Then, North approximately 7 1/2 miles to O road. Property lies Southeast of intersection.

**Legal Description** NW1/4 28-3-13 West of the 6th P.M. Franklin County Nebraska

**Acres**

Irrigated:	53.33±
Dryland:	4.44±
Grass:	101.96±
Roads:	4.01±
TOTAL:	163.94±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$3,460.44**

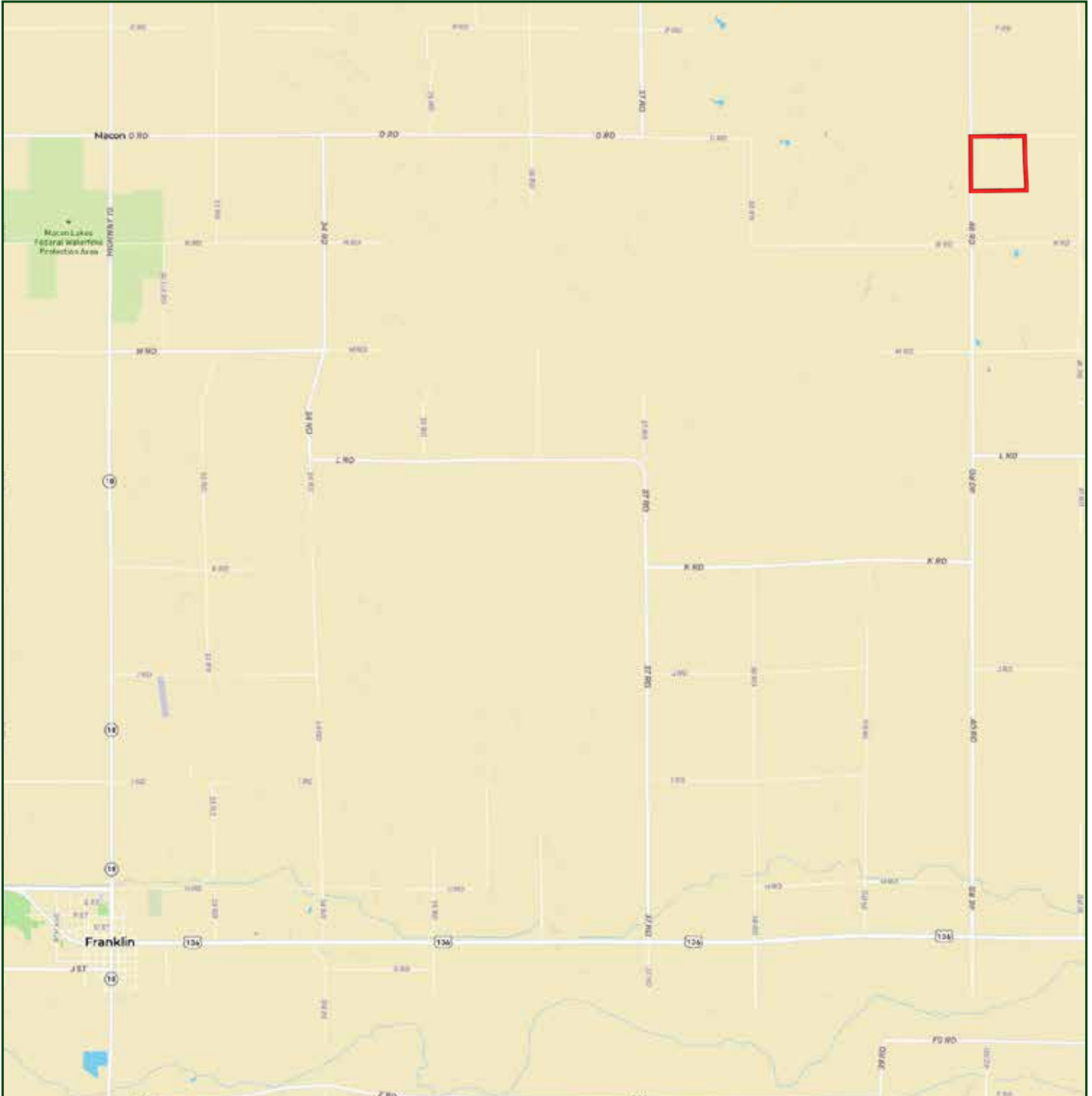
## **Property Summary**

This combination property is located northeast of Franklin, Nebraska, and offers a mix of quality pasture and productive farmland. The property includes 53± acres of irrigated land, 4± acres of dryland, and 101± acres of well-fenced pasture. A seasonal creek runs through the property with numerous trees that provide excellent wildlife habitat. The tenant owns the irrigation pivot and power unit, and the property is subject to a tenant lease through the 2025 season. This is a great opportunity to own a productive agricultural property with recreational appeal.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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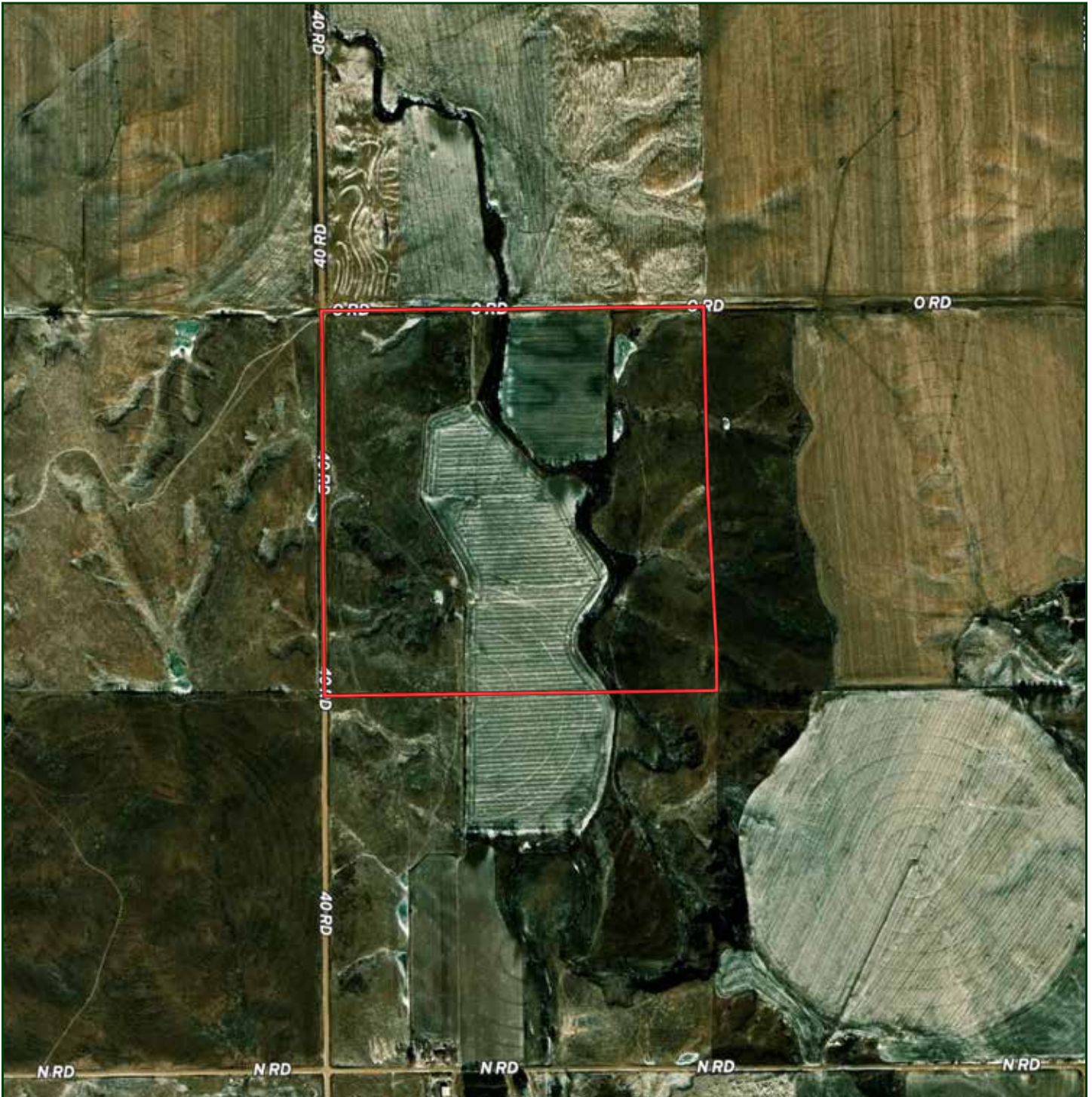
# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



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# PROPERTY IMAGES





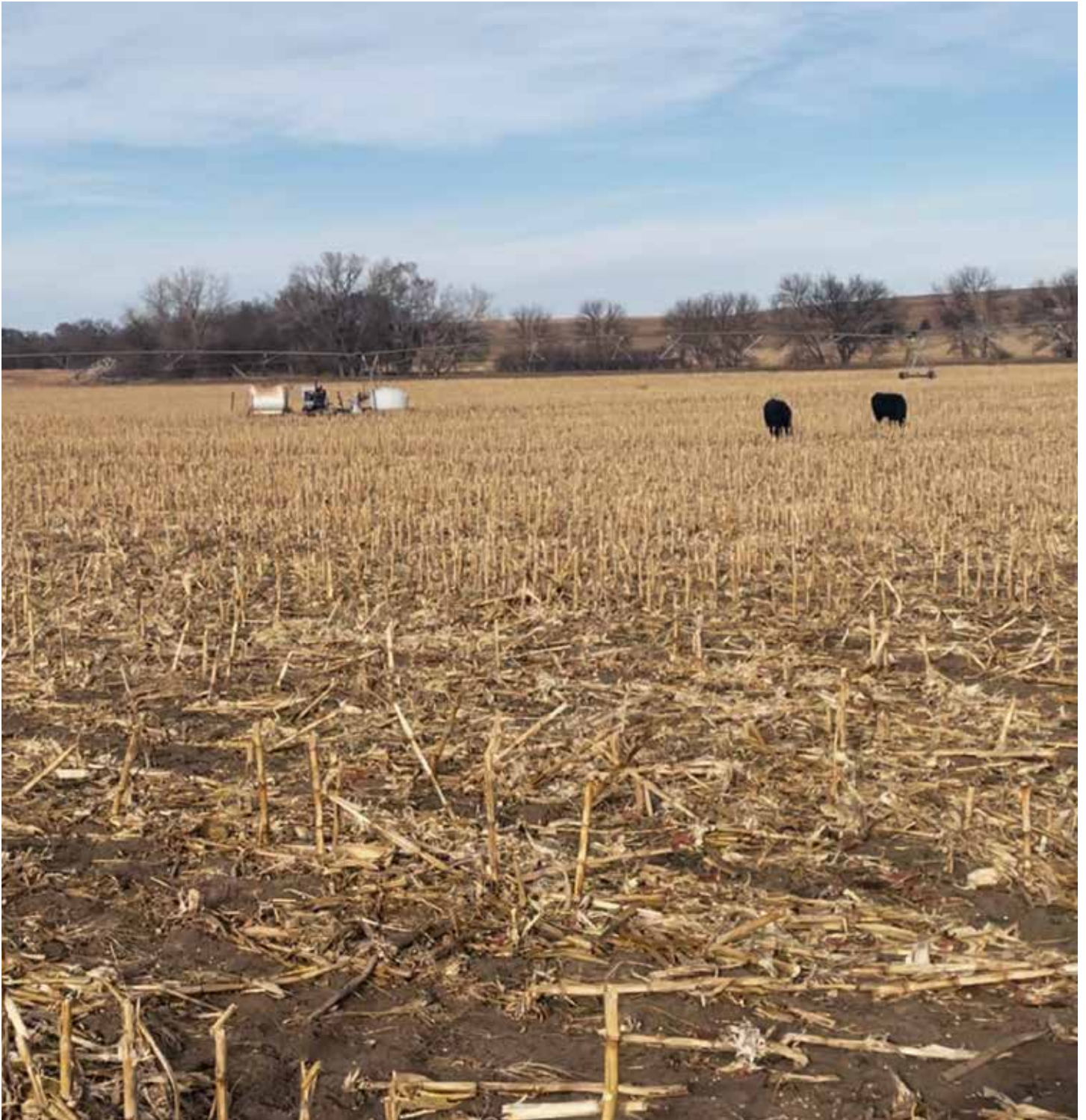
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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

### Contact Information

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