

LAND FOR SALE

TC RANCH, LTD.



Nearly 1,900 acres of prime,
Franklin Co., Nebraska
pasture offered in
multiple parcels!

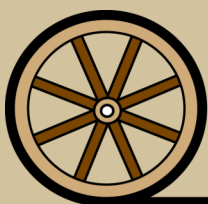


View the aerial video at
[www.agriaffiliates.com!](http://www.agriaffiliates.com)



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This is one of the finest offerings of hardland range to hit the market in some time! These pastures consistently wean some of the heaviest and healthiest calves around. Good fence, great water, and excellent access combined with exceptional hunting/recreation opportunities make these offerings a solid addition to any stockman or outdoorsman's holdings.



Offered Exclusively By:

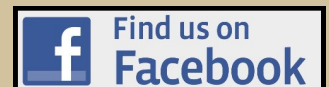
AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

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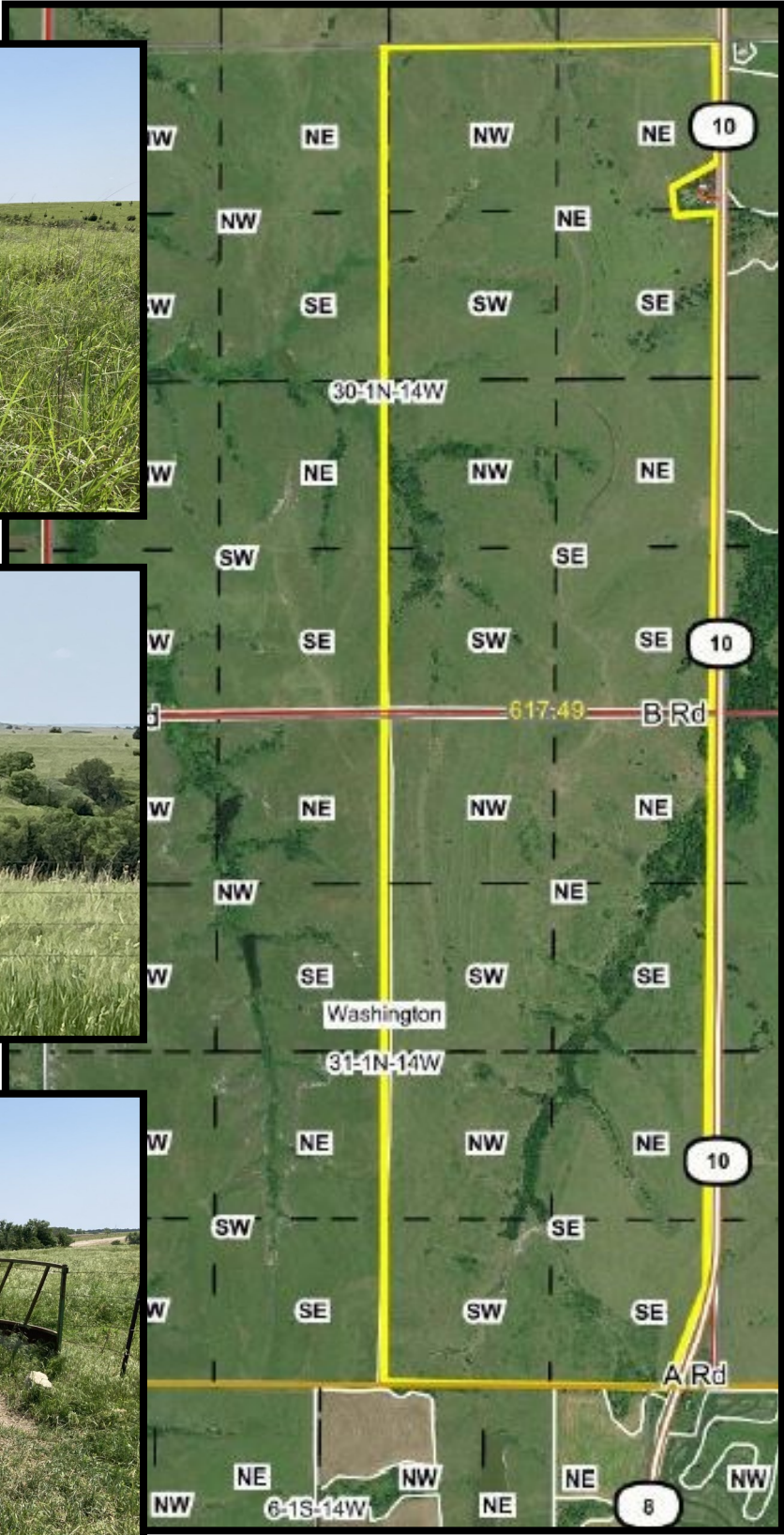


PARCEL 1 | INFORMATION

- Location:** Approximately 4 miles south of Franklin, Nebraska on Highway 10. Road B bisects the parcel at the center, and the southernmost boundary is the Nebraska-Kansas state line.
- Legal Description:** The East Half (E ½) of Section Thirty (30), and the East Half (E ½) of Section Thirty-One (31), all in Township One (1) North, Range Fourteen (14) West of the 6th P.M., Franklin County, Nebraska [625.38 tax-assessed acres].
- Comments:** This is a great, contiguous section of grass with exceptional access right along Highway 10. Two submersible wells connected with underground pipe provide great livestock water accessibility, complemented by multiple livestock dugouts/dams, catch pen, plus new fence on the entire eastern boundary.
- Taxes:** 2020 Taxes—\$9,517.44
- Leases:** Currently leased for 2021 grazing season. 2022 possession available!
- Price:** **\$995,000.00**
- Natural Resource District:** Lower Republican Natural Resource District.
- Soils:** Hardland range with primarily Nuckolls-Hobbs complex, Holdrege and Uly soils, and Nuckolls and Holdrege silt loams.
- FSA Information:** Total Farmland: 612.96 acres



PARCEL 1 | AERIAL MAP



PARCEL 2 | INFORMATION

- Location:** 5 miles east of Franklin, Nebraska on Highway 136, then 1 ½ miles north on Road 37 to the southwestern corner of the property.
- Legal Description:** The South Half (S ½) of Section Twenty-Four (24), Township Two (2) North, Range Fourteen (14) West of the 6th P.M., Franklin County, Nebraska [319.57 tax-assessed acres].
- Comments:** A solar well with pipeline provides livestock water to both paddocks and an exceptional catch pen is strategically located, making cattle load-out a breeze! The parcel also provides exceptional, balanced tree cover, and a spring-fed creek making this an excellent hunting tract with solid grazing revenue.
- Taxes:** 2020 Taxes—\$4,631.84
- Leases:** Currently leased for 2021 grazing season. 2022 possession available!
- Price:** **\$528,000.00**
- Natural Resource District:** Lower Republican Natural Resource District.
- Soils:** Hardland range with primarily Nuckolls-Hobbs complex and Holdrege silt loam soils.
- FSA Information:** Total Farmland: 306.24 acres



PARCEL 2 | AERIAL MAP



PARCEL 3 | INFORMATION

- Location:** Approximately 3 miles south and 3 miles east of Franklin, Nebraska, southeast of the intersection of Road D and Road 36.
- Legal Description:** All of Section Twenty-Three (23) and the West Half (W ½) of Section Twenty-Four (24), Township One (1) North, Range Fourteen (14) West of the 6th P.M., Franklin County, Nebraska [953.06 tax-assessed acres].
- Comments:** This is a great contiguous pasture that is sure to meet your calf-weaning goals. Four paddocks are served by rural water and two bass fishing ponds provide an excellent recreational outlet.
- Taxes:** 2020 Taxes—\$14,285.48
- Leases:** Currently leased for 2021 grazing season. 2022 possession available!
- Price:** **\$1,380,000.00**
- Natural Resource District:** Lower Republican Natural Resource District.
- Soils:** Primarily Kipson complex and Nuckolls-Hobbs complex.
- FSA Information:** Total Farmland: 947.10 acres



PARCEL 3 | AERIAL MAP





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