

LAND FOR SALE BY SEALED BID

STANFIELD TRUST FARM Dry Cropland with a Communication Tower Lease

- LOCATION:** 1 mile west and 1/2 mile north of Campbell on gravel road.
- LEGAL DESCRIPTION:** Parcel #1: N1/2 SE1/4 Section 14, T4N-R13W of the 6th P.M., Franklin County, Nebraska, less a 2.645-acre tract in the NE corner.
Parcel #2: A 2.645-acre tract located in the NE1/4 SE1/4 Section 14, T4N-R13W of the 6th P.M., Franklin County, Nebraska.
- PROPERTY DESCRIPTION:** Franklin County Assessor indicates a total of 80.70 tax-assessed acres for both parcels. The farm consists of dry cropland with a 2.645-acre site that contains a communications tower, which provides monthly income.
- FARM SERVICE AGENCY INFORMATION:** Parcel #1: Total cropland: approx. 75.20 acres *
Base acres: Corn 34.29 acres with PLC Yield of 119 bu/acre
Soybeans 29.91 acres with PLC Yield of 41 bu/acre
All cropland is considered non-highly erodible by the NRCS.
(* Final cropland acres to be determined by the Farm Service Agency)
- COMMUNICATIONS TOWER INFORMATION:** Provides the property with current rental of \$363/month
(Additional information will be provided to prospective purchasers.)
- SOILS:** Soils consist primarily of Class II Holdrege silt loam with lesser amounts of Class III Holdrege and Uly soils and Class VI Coly and Uly, silt loams.
- TAXES:** 2022 Real Estate Taxes: \$1,760.58 (for both parcels)
- SALE PROCEDURE:** Contact Agri Affiliates, Inc. for a bid packet.
- BID DEADLINE:** April 17, 2023
- COMMENTS:** Parcel #1 sells subject to a 2023 cash farm lease on the cropland. Parcel #2 sells subject to a communications tower lease.



Bart Woodward
Listing Agent
bart@agriaffiliates.com

KEARNEY OFFICE
308-234-4969
2418 Hwy 30 E
PO Box 1390
Kearney, NE 68848



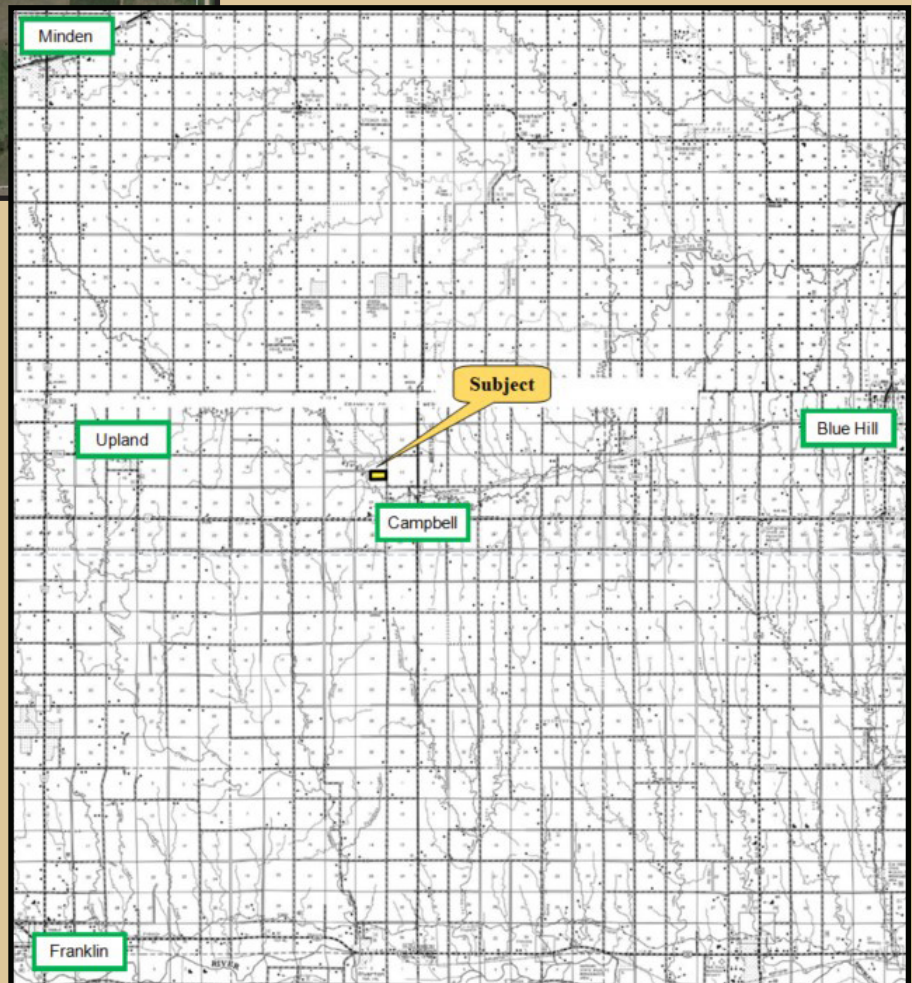
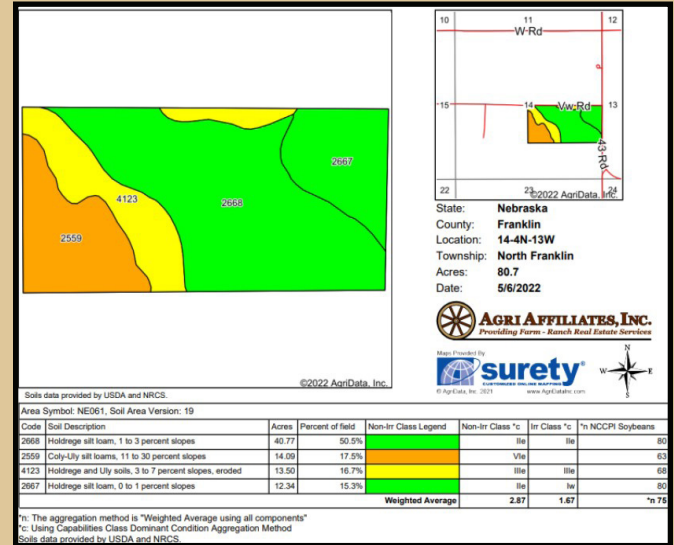
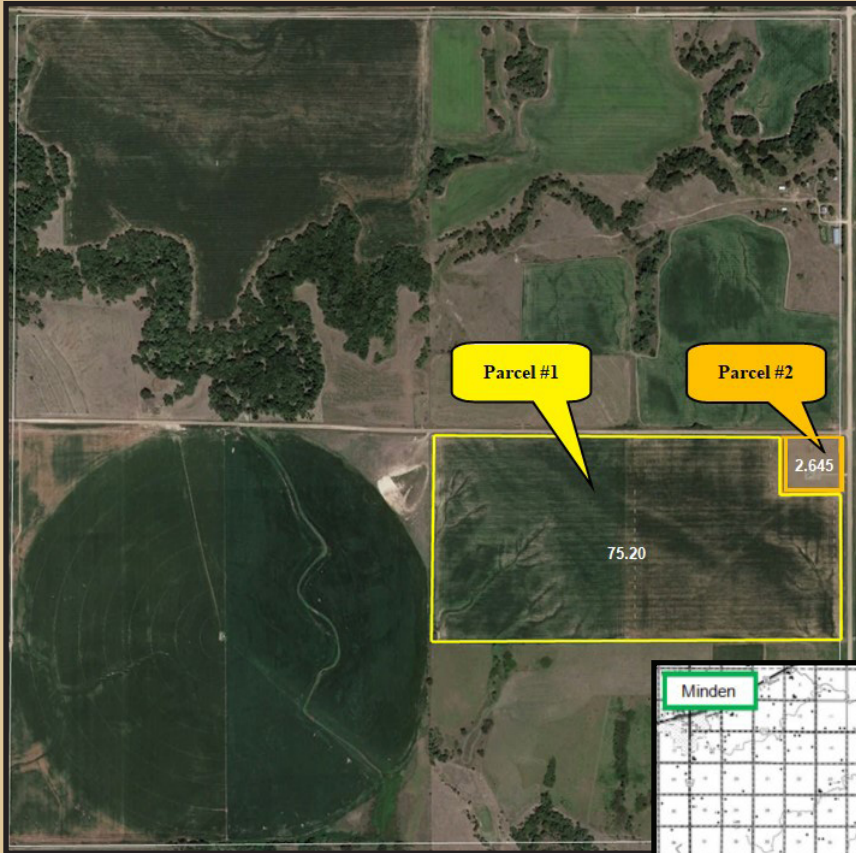
Offered Exclusively by:

AGRI AFFILIATES, INC.

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.

Don't miss this opportunity to acquire productive dry cropland with additional income provided by a tower lease.



308.234.4969 | Kearney@agriaffiliates.com