

# LAND FOR SALE

## NORDBROCK PASTURE Franklin County, Nebraska

**SOLD**

**Location:** 2 miles west and 6.12 miles south of  
Hildreth, Nebraska. Access is provided by  
a trail road extending to the property's  
northeast corner.  
(See location map for access)

**Legal Description:** SE1/4 Section 11-T3N-R16W of the  
6th P.M., Franklin County, Nebraska.

**Property Description:** Franklin County Assessor indicates a total of 155.14 acres. Farm consists of good quality pasture.

**Livestock Water:** Livestock water is provided by a dam and a well equipped with windmill.

**Soils:** Soils consist of Valentine/Hersh complex along with Nuckolls, Hobbs, and Holdrege silt loams. Slopes range from 0-30%.

**Taxes:** 2010 Real Estate Tax - \$1,247.62

**List Price:** \$140,000.00 Cash

**Comments:** This is a well maintained pasture located in a strong farming community.

**Contact:** **Bart Woodward, Listing Broker - (308) 234-4969**  
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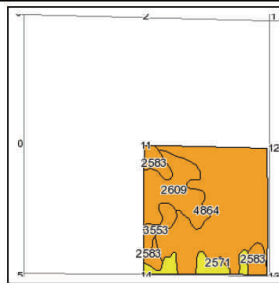
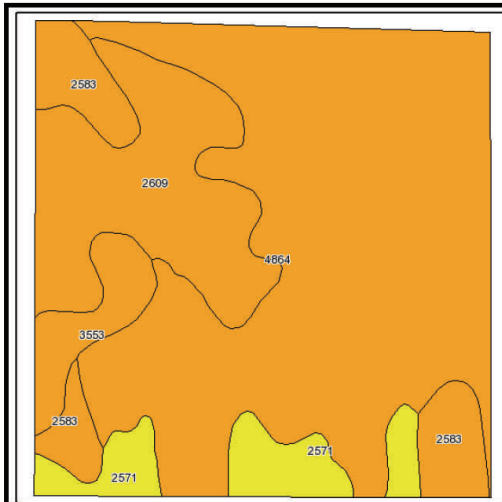
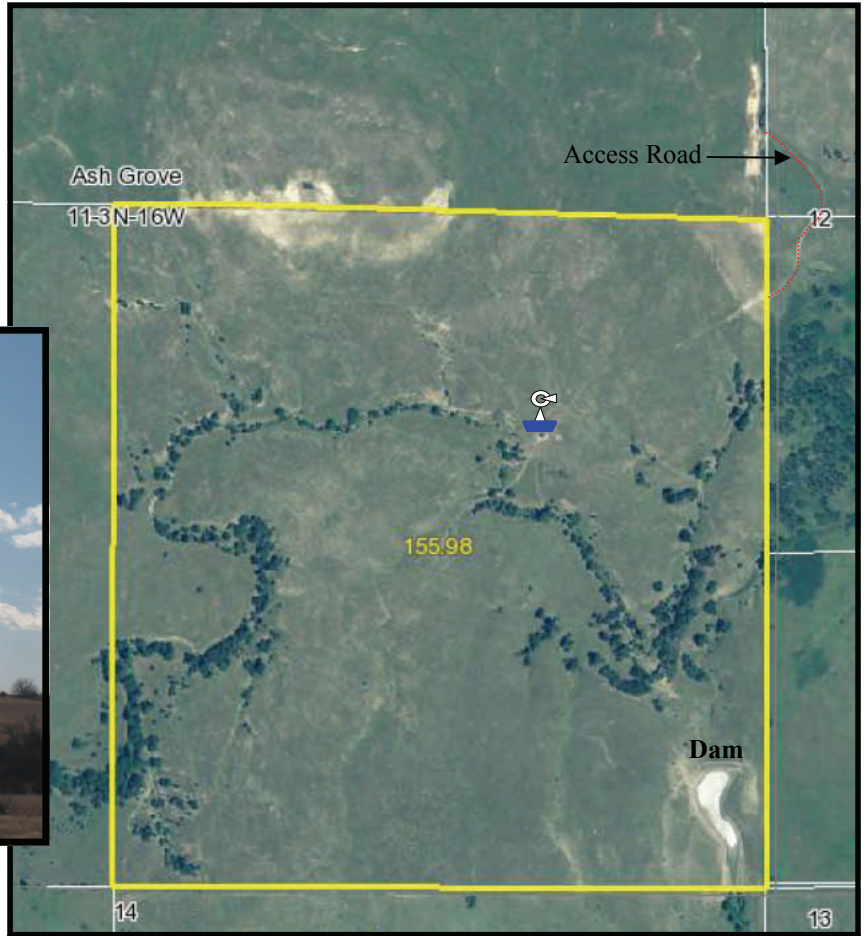
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

# NORDBROCK PASTURE



State: Nebraska  
 County: Franklin  
 Location: 011-003N-016W  
 Township: Ash Grove  
 Acres: 156  
 Date: 1/24/2011

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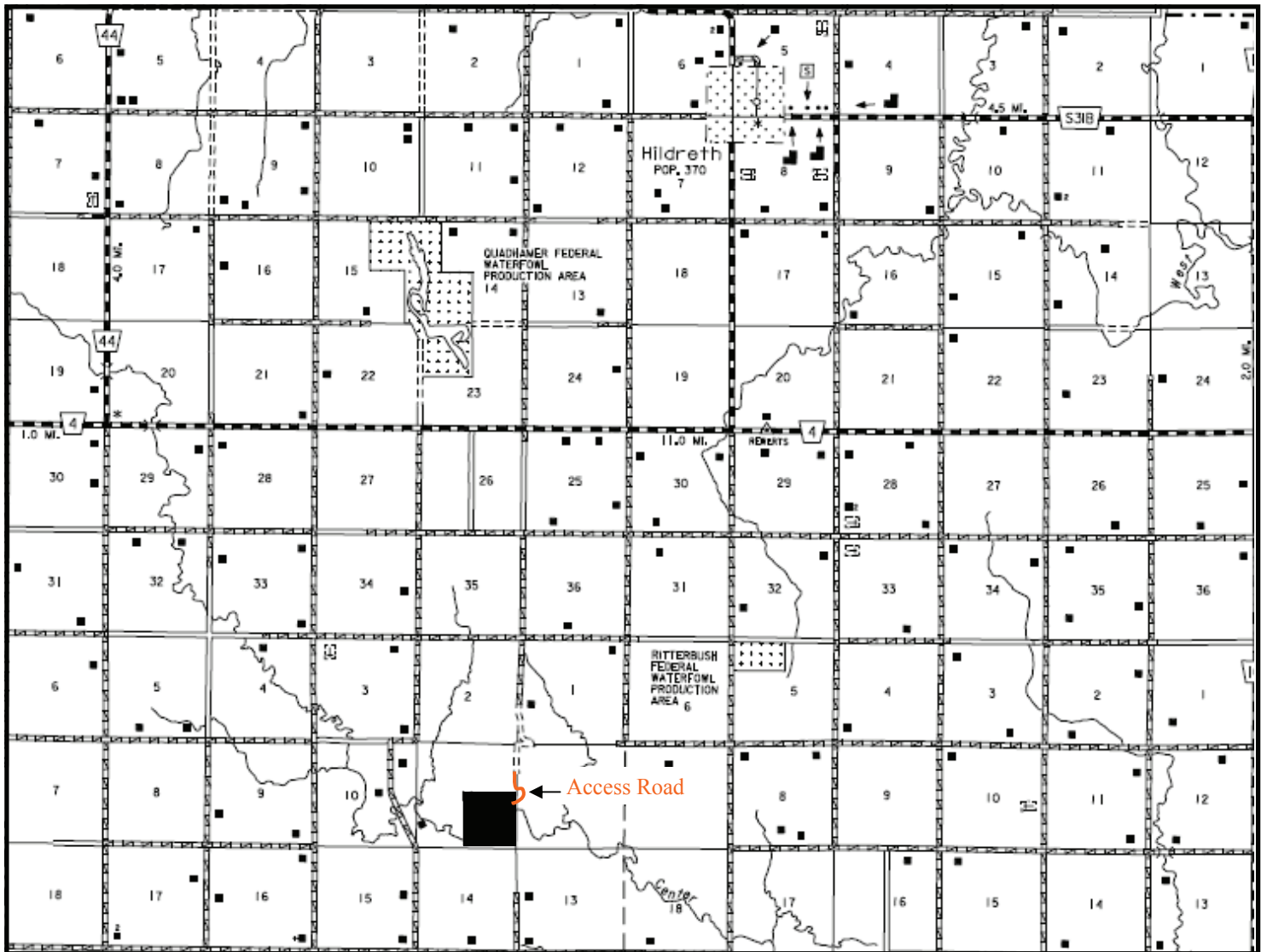
Maps provided by:  
**surety**  
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Grain sorghum	Winter wheat
4864	Valentine-Hersh complex, 11 to 30 percent slopes	94.1	60.4%		Vle		21					
2609	Hersh-Valentine complex, 6 to 11 percent slopes	30	19.2%		Ve	IVe	41	1.3	4	31	43	22
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	13.6	8.7%		Vw	IIw	59					
2571	Nuckolls and Holdrege silt loams, 6 to 11 percent slopes	11.2	7.2%		IVe	IVe	64	2.1	5	38	52	29
3553	Hobbs silt loam, frequently flooded	7.1	4.5%		Vlw		53					
<b>Weighted Average</b>							<b>32.7</b>	<b>0.4</b>	<b>1.1</b>	<b>8.7</b>	<b>12</b>	<b>6.3</b>

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# NORDBROCK PASTURE FRANKLIN COUNTY LOCATION MAP



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