

LAND AUCTION



224.48 AC± | 2 TRACTS | SALINE CO, NE

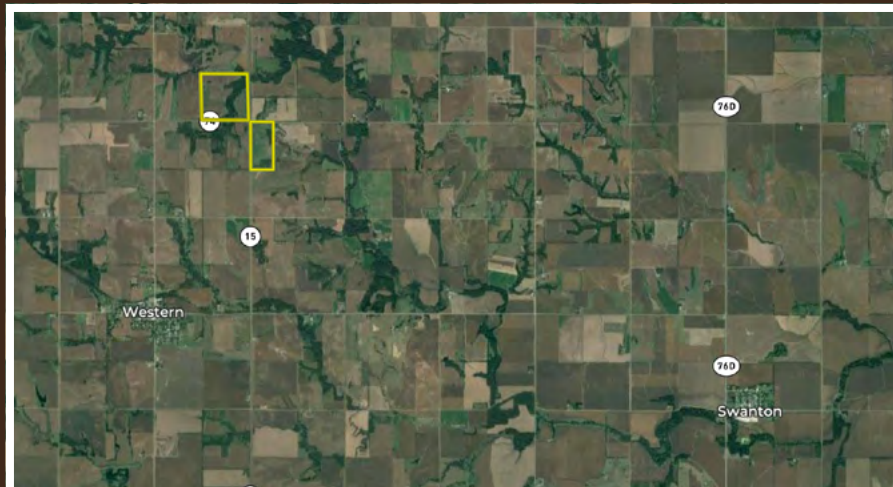
AUCTION:

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AUCTION DATE: 12/13/22 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: SOKOL HALL
317 SOUTH WILSON | WILBER, NE 68465**

224.8 acres offered in two diverse tracts offering excellent production, top notch habitat, and highway access. Convenient location just north of Fairbury. These tracts offer hay and tillable production, potential home sites and hunting opportunities.



TRACT 1: 148.63 ± ACRES

This tract offers seemingly endless possibilities for both the producer as well as the outdoor enthusiast. Part of this tract has been hayed and kept in pristine condition and clear of anything but grass or alfalfa. There are multiple tillable fields that can be found along the north and west side of this farm as well as previous CRP fields that could be left for habitat or cleaned up and put back into production. When talking about habitat, this parcel offers the three most crucial items: food, water, and cover. A creek winds through the eastern half of the property and offers ample seclusion for the resident deer herd. Catch ponds and the creek tributary provide a great resource and stopping point for all types of game. The hilltops covered with old CRP grasses provide equally important cover. The timber edges adjacent to the crop fields afford numerous possibilities when looking at stand placement. Access is provided off of two highways, 15 to the east and 74 to the south. You'll be the first one hunting after a major snow storm and with the top notch habitat, the odds of punching a tag go up significantly! Whether you're looking to expand current acres within your operation or looking for the ultimate hunting retreat, this is one you're not going to want to miss out on a chance at! Call today for your private showing.



TRACT 2: 75.85 ± ACRES

This parcel tips the scale in favor of the producer yet does afford some late season hunting opportunity. The very nearly flat tillable acres in production on this farm are sought after in any market. Composed of primarily Crete silty loam and Crete silty clay loam soils. The gently rolling acres of the northern half of this tract have currently been utilized for hay production. A small block of timber with a catch pond can be found along the southern border of this parcel. Access to the property comes from Highway 15 to the west and County Road T to the north. Whether you're looking to expand acres, an income producing spot to hunt, or a place to build, you're not going to want to miss out on this one!

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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