



# LAND AUCTION

**MILLER-MONROE  
COMPANY**



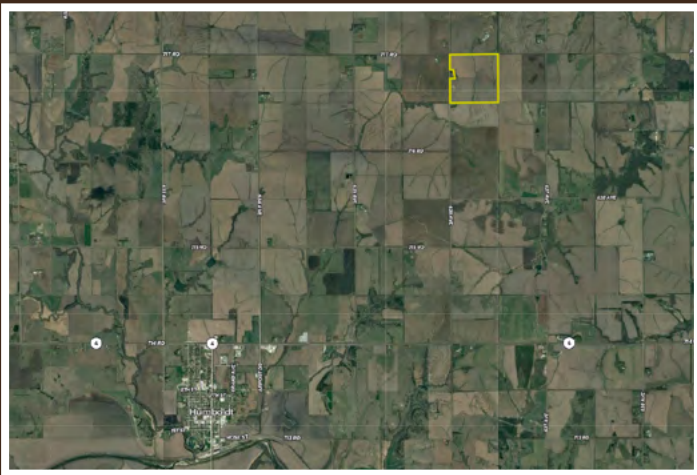
**157.5 AC± | 1 TRACT | RICHARDSON CO, NE**

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

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

**AUCTION LOCATION:** RICHARDSON COUNTY  
AG BUILDING | 1034 4TH ST | HUMBOLDT, NE 68376

Here is a great opportunity to own a top producing farm with a high ratio of tillable acres, in a phenomenal location, and with great access! Located in the corner of Highway 75 and Highway 4, you're never more than 3 miles from your farm to a blacktop highway. The gently rolling topography of this farm is composed primarily of Wymore silty clay loam soils. The waterways on this farm are minimal and there is one small acreage along the west-central portion of this quarter that is excluded. Access is provided by good county roads, 717 Road to the north and 636 Avenue to the west. Whether you're looking to expand your current operation or diversify an investment portfolio, you're not going to want to miss the opportunity this farm provides!



**TRACT 1: 157.5 ± ACRES**

**Tract #:** 1

**Deeded acres:** 157.5

**FSA Farmland Acres:** 152.84

**DCP Cropland Acres:** 152.84

**Soil Types:** Wymore silty clay loam

**Soil PI/NCCPI/CSR2:** NCCPI 61

**Base acres and Yield:** 71.0 Corn Base Acres/PLC yield 127, 71.30 soybean Base acres/PLC yield 40

**CRP Acres/payment:** NA

**Taxes:** \$6339

**Lease Status:** Expires Feb 2023

**Possession:** Open for 2023

**Survey needed:** yes. Will be complete prior to closing

**Brief Legal:** NW ¼ S19 T3N R14E

**PIDs:** 74-0045148

**Lat/Lon:** 40.2142, -95.8935



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**MILLER-MONROE COMPANY - DOUG WALLER, AGENT 402.245.2722**

**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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