



LAND AUCTION

MILLER-MONROE
COMPANY

ABSOLUTE
AUCTION

395.94 AC± | 2 TRACTS | RICHARDSON CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/20/23 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: FALLS CITY ELKS LODGE
1417 STONE STREET | FALLS CITY, NE 68355

Ranch & Farm Auctions and Miller-Monroe Company are honored to offer two tracts of unparalleled, high quality tillable acres! Both tracts offer a high ratio of tillable acres with good road access that is not far from Highway 159. The farm consists mainly of Marshall silty clay, Judson silt loam, and Pohocco silty clay loam soils. The gently rolling gives way to minimal waterways across the vast majority of both tracts. If you're looking to add to your current operation or looking to invest into high quality acres, you're not going to miss out on this one!



TRACT 1: 160 ± ACRES

Tract #: 1

Deeded acres: 160

DCP Cropland Acres: 155+/-

Soil Types: Marshall silty clay loam, Pohocco silty clay loam, Judson silt loam

Soil PI/NCCPI/CSR2: 82.7 NCCPI

CRP Acres/payment: NA

Taxes: \$9,143.38

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession

Survey needed: No survey needed

Brief Legal: SE1/4 S5-T1N-R17E Richardson Co, NE

PIDs: 740021605

Lat/Lon: 40.0761, -95.5253



TRACT 2: 235.94 ± ACRES

Tract #: 2

Deeded acres: 235.94

DCP Cropland Acres: 206+/-

Soil Types: Marshall silty clay loam, Judson silt loam, Zook silty clay loam

Soil PI/NCCPI/CSR2: 75.7 NCCPI

CRP Acres/payment: NA

Taxes: \$11,786.68

Lease Status: Open Tenancy for 2023

Possession: Immediate possession

Survey needed?: No survey needed

Brief Legal: NW1/4 (Less 1.97A) & N1/2SW1/4 S8-T1N-R17E Richardson Co, NE

PIDs: 741000311, 740032909

Lat/Lon: 40.0671, -95.5346

WHITETAIL PROPERTIES REAL ESTATE, LLC - LUKE WALLACE, AGENT 402.340.6187
MILLER-MONROE COMPANY - DOUG WALLER, AGENT 402.245.2722

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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