

LAND AUCTION



160 AC± | 1 TRACT | FILLMORE CO, NE

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/29/23 | **AUCTION TIME:** 10:00 AM

AUCTION LOCATION: FILLMORE COUNTY FAIRGROUNDS EXPO HALL | 641 N 5TH STREET | GENEVA, NE 68361

Here is a great opportunity to add high quality acres to your farming operation or investment portfolio! The nearly flat acres of this farm consist of mainly class 2 soils comprised of Butler, Crete & Fillmore silt loam. In 2019 this farm was converted from gravity irrigation to pivot irrigation where a new Reinke pivot and new well, at the pivot point, came with the conversion! The original 153.20 gravity irrigated acres were retained as well. Access comes from a well maintained county road on the north side that feeds into Highway 81 directly to the west just a few short miles. Irrigated farms with this quality of soil, with this great of access, that have been managed so meticulously, do not come up for sale that often. Don't miss your opportunity on this one! Buyer to receive second half rent payment and pay second half taxes.



TRACT 1: 160 ± ACRES

Deeded acres: 160

FSA Farmland Acres: 155.98

DCP Cropland Acres: 152.40

Soil Types: Butler silt loam, Crete silt loam, Fillmore silt loam

Soil PI/NCCPI/CSR2: NCCPI 58.8

CRP Acres/payment: No CRP

Taxes: 7435.86

Lease Status: Open Tenancy for 2024 crop year, 2023 Tenancy agreement in place

Possession: Immediate possession subject to current tenants rights for 2023

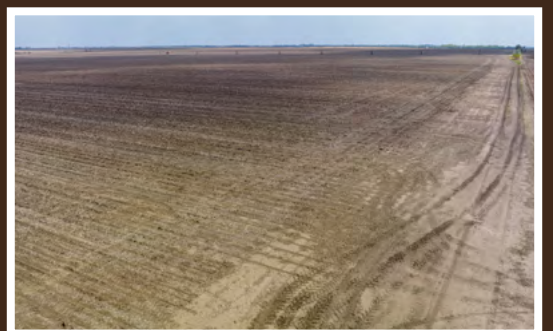
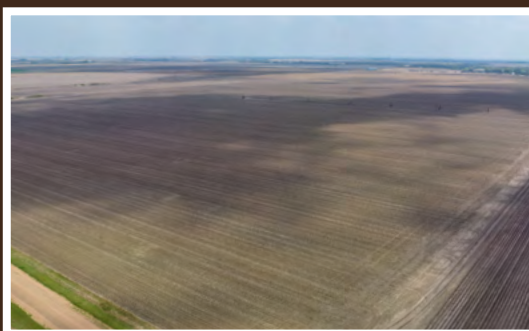
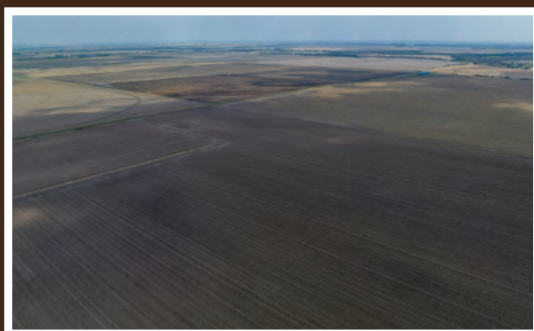
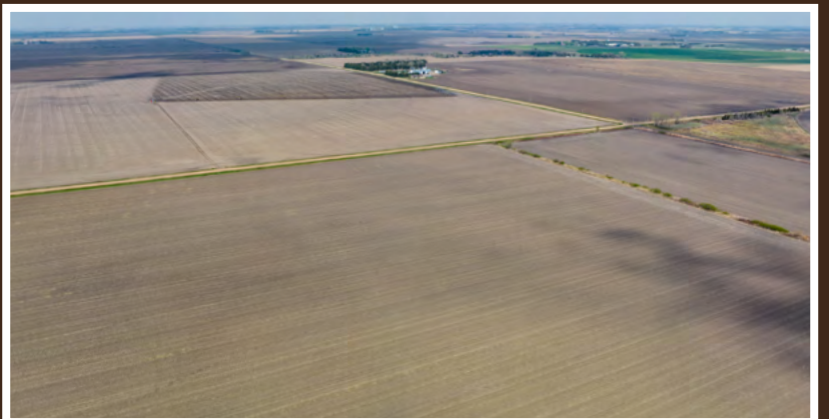
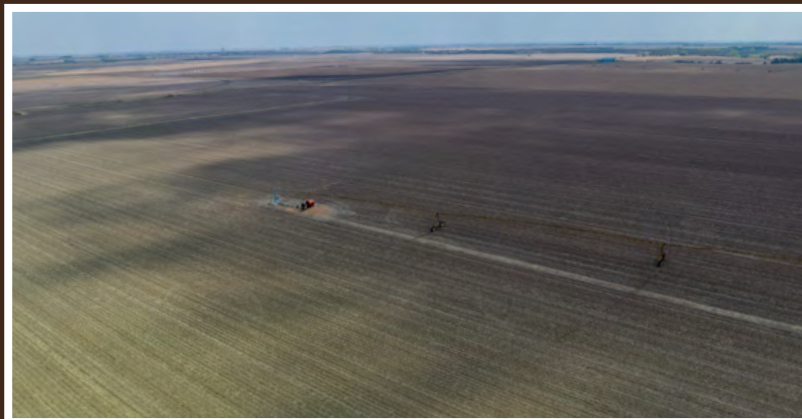
Survey needed?: No survey needed

Terms: Buyer to receive second half rent payment and pay second half taxes

Brief Legal: NE ¼ S36 T5N R2W Fillmore Co, NE

PIDs: 300050869

Lat/Lon: 40.3617, - 97.4871



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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