

# LAND AUCTION



**150.84 AC± | 2 TRACTS | THURSTON CO, NE**

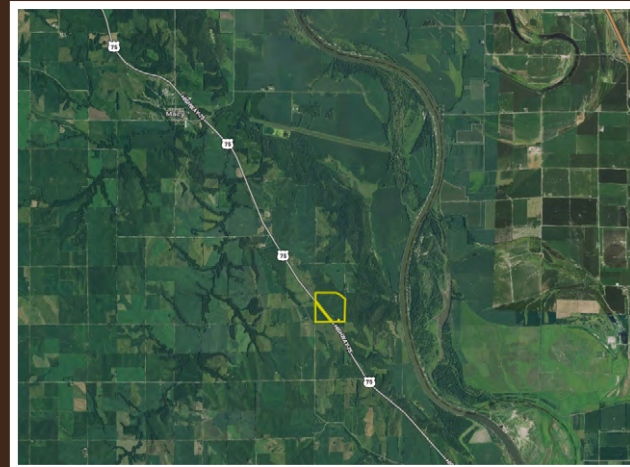
## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 11/3/21 | AUCTION TIME: 5:00 PM**

**AUCTION LOCATION: DECATUR VILLAGE TOWN HALL  
823 S. BROADWAY ST. | DECATUR, NE**

Quality farmland does not come up for sale in this area often. 150.84 acres offered in 2 tracts with rolling productive farmland approximately 90% tillable. US Highway 75 provides great field access for large equipment onto the property. The majority of this rolling topography is made up of Monona silt loam and Ida silt loam with an NCCPI overall rating of 66.4. This land can continue to be a productive and sound investment for the new owner. This farmland will have open tenancy for the 2022 farming season.



### **TRACT 1: 122.33 +/- ACRES**

This tract has high-quality tillable acres with an NCCPI overall rating of 66.4. This farmland has gently rolling terrain with good drainage. It is currently planted in soybeans and has great field access off of US Highway 75, approximately 5 miles north of Decatur, NE. There are three grain bins located on this tract. This farmland will have open tenancy for the 2022 farming season. Convenient and close to grain markets in Blair, NE and Sioux City, IA.

**FSA Farmland Acres:** 116 acres

**DCP Cropland Acres:** 116 acres

**Soil Types:** Monona Silt Loam, Alcester Silty Clay Loam, and Ida Silt Loam

**Soil PI/NCCPI/CSR2:** NCCPI 68.7

**Base acres and Yield:** Corn base 59.23 acres with PLC Yield 147, Soybean base acres 56.78 with PLC Yield 38



### **TRACT 2: 28.51 +/- ACRES**

This tract is directly across US Highway 75 from Tract 1. The tract is 28.51 acres with 18.6 acres of it tillable. The majority of the soil is Ida silt loam with the rest Monona silt loam. The NCCPI overall rating is 66.1. It is currently planted in soybeans. This farmland has great access off of County Road 38 and is located approximately 5 miles north of Decatur, NE. This farmland will have open tenancy for the 2022 farming season.

**FSA Farmland Acres:** 18.60 acres

**DCP Cropland Acres:** Needs reassessed

**Soil Types:** Ida silt loam and Monona silt loam

**Soil PI/NCCPI/CSR2:** NCCPI 66.1

**Base acres and Yield:** Acres need reassessed since it is part of a larger farm. Corn PLC Yield 147, PLC Yield 38

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