

RANCH & FARM AUCTIONS LLC

INTRODUCTION

THURSTON CO, NE 150.84 ACRES

AUCTION DETAILS

- DATE/TIME: 11/03/21 AT 5:00 PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: DECATUR VILLAGE TOWN HALL
823 S. BROADWAY ST.,
DECATUR, NE 68020

PROPERTY DETAILS

- TOTAL ACRES: 150.84+/- ACRES OFFERED IN 2 TRACTS
- TRACT 1: 122.3+/- ACRES,
- TRACT 2: 29.8+/- ACRES
- SELLER: WORLEY AND SEARS



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INTRODUCTION

THURSTON CO, NE 150.84 ACRES

ENTIRE FARM DESCRIPTION

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 DESCRIPTION

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 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

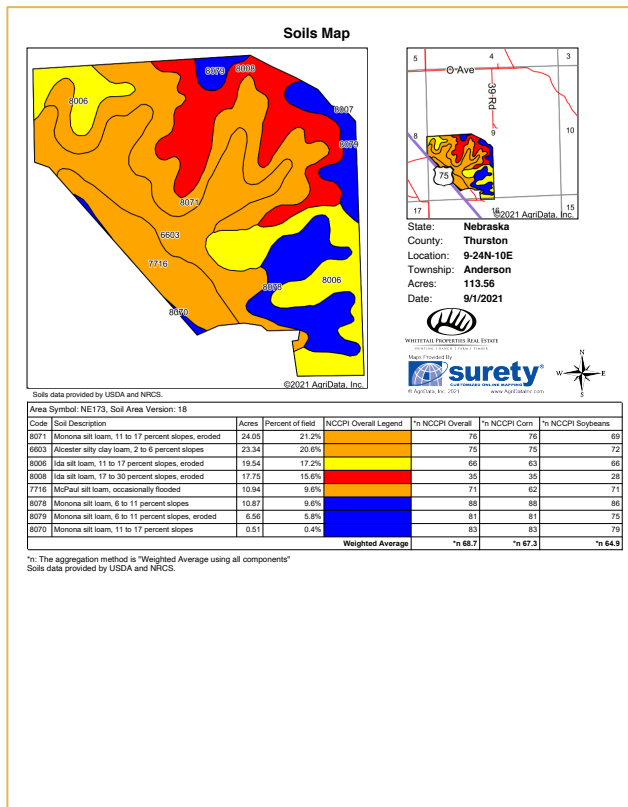
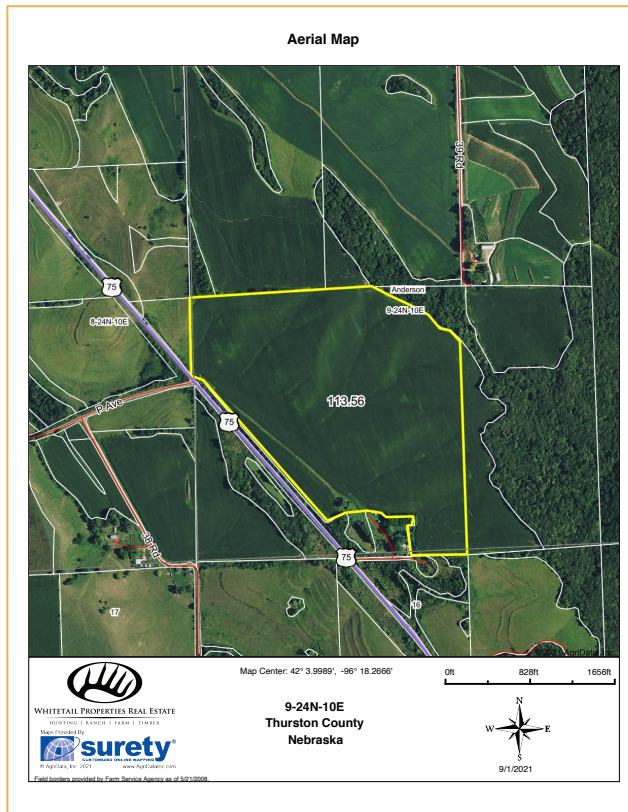
TRACT 2 DESCRIPTION

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.



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TRACT 1 INFO

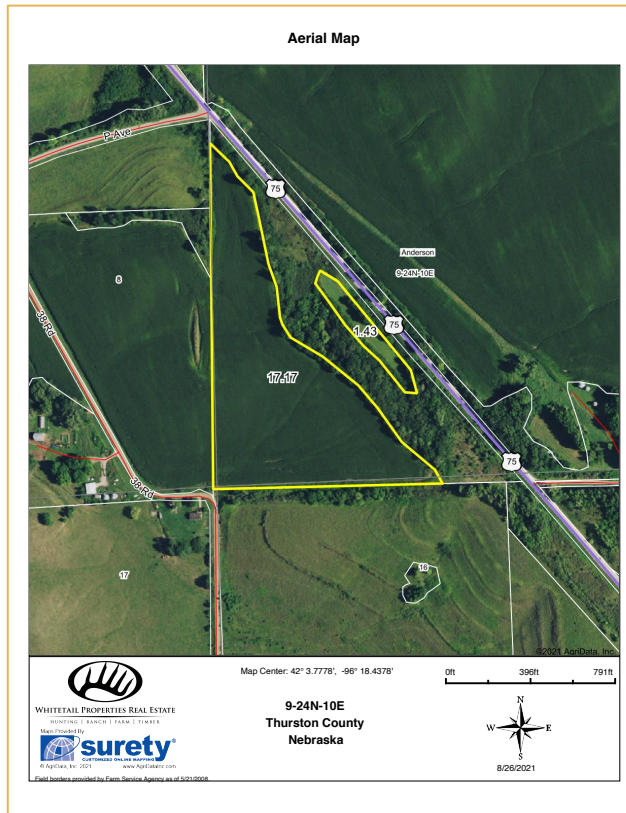


TRACT #:	TRACT 1
DEEDED ACRES:	122.3+/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	116 +/-
DCP CROPLAND ACRES:	116
SOIL TYPES:	MONONA SILT LOAM, ALCESTER SILTY CLAY LOAM, AND IDA SILT LOAM
SOIL PI/NCCPI/CSR2:	NCCPI 68.7
BASE ACRES AND YIELD:	CORN BASE 59.23 ACRES WITH PLC YIELD 147, SOYBEAN BASE ACRES 56.78 WITH PLC YIELD 38
TAXES:	\$6179.84
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	NO SURVEY NEEDED
BRIEF LEGAL:	S9 T24N R10E
PIDS:	002550004, 002550028
LAT/LON:	42.0656, -96.3038

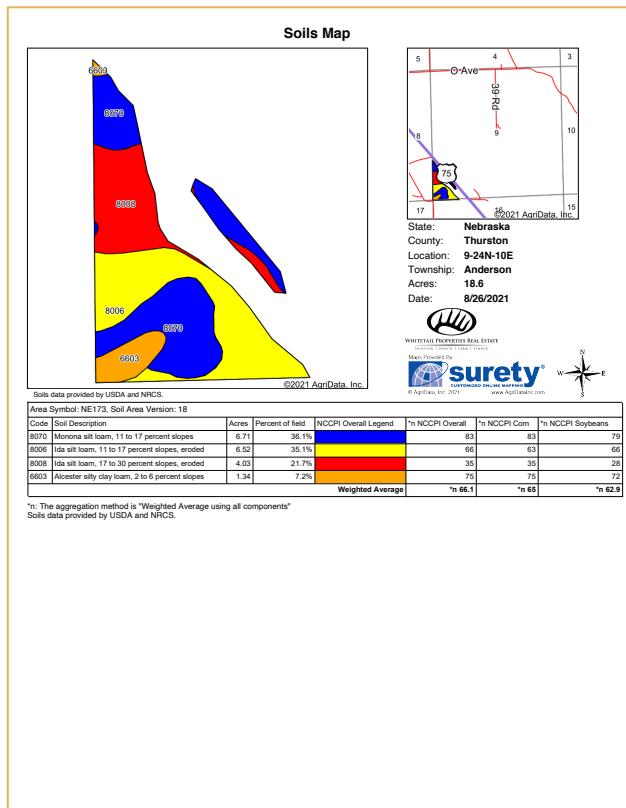


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TRACT 2 INFO



TRACT #:	TRACT 2
DEEDED ACRES:	28.51 ACRES
FSA FARMLAND ACRES:	18.61+/-
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
TAXES:	NEED REASSESSED SINCE IT A PART OF LARGER FARM
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	NO SURVEY NEEDED
BRIEF LEGAL:	S9 T24N R10E THURSTON CO, NE
PIDS:	002550037
LAT/LON:	42.0631, -96.3077



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/QUALITY-](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/QUALITY-FARMLAND-NEAR-DECATUR)

[FARMLAND-NEAR-DECATUR](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/QUALITY-FARMLAND-NEAR-DECATUR)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

ROD NELSON, *NEBRASKA AND IOWA LAND
SPECIALIST*

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