

LAND AUCTION



ABSOLUTE AUCTION

79.56 AC± | 1 TRACT | SALINE CO, NE

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/29/2021 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: CRETE COMMUNITY CENTER
1410 MAIN STREET | CRETE, NEBRASKA 68333**

Here's an opportunity to own a highly productive tillable farm with irrigated acres that is close to Crete. This farm consists of primarily Crete Silt Loam soils. Located approximately 1 mile north of Crete on a good county road and close to local grain markets. Whether you're a producer looking to expand acres or an investor looking to diversify a portfolio, this is one you're not going to want to miss!



TRACT 1: 79.56 +/- ACRES

Deeded acres: 79.56 +/- acres

FSA Farmland Acres: 77.66 acres

DCP Cropland Acres: 76.13 acres

Soil Types: Crete Silt Loam, Crete silty clay loam, Butler silt loam

Soil PI/NCCPI/CSR2: NCCPI 66.3

Base acres and Yield: 40.49 acres Corn with PLC Yield 134, 26.79 acres Soybeans with PLC Yield 36

CRP Acres/payment:none

Taxes: \$7172.50

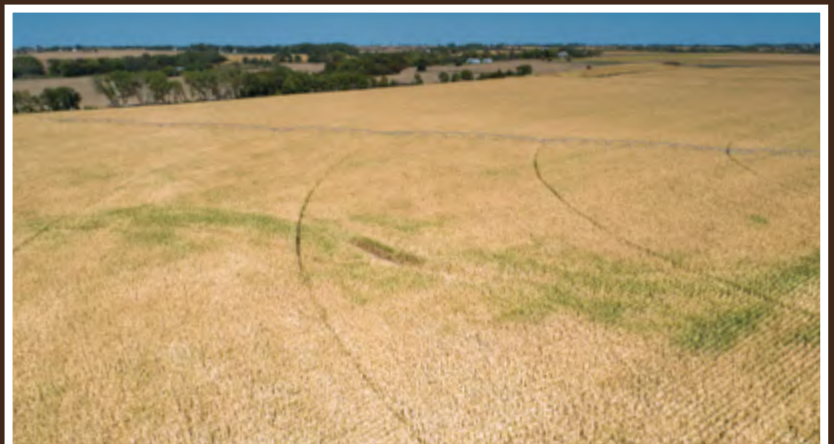
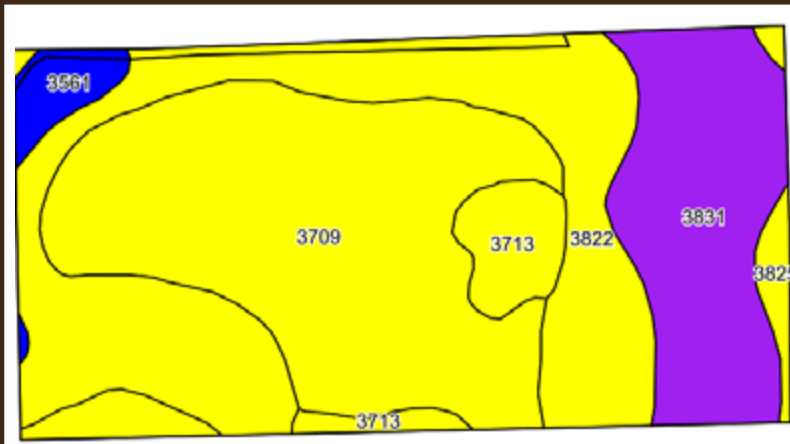
Lease Status: Subject to tenants' rights for 2022

Possession: Possession at closing subject to tenants' rights

Survey needed?: No survey needed

Brief Legal: S22 T8N R4E in Saline Co, NE

*the irrigation equipment and well are on the adjacent parcel and not included in part of this sale.



Area Symbol: NE151, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
3709	Crete silt loam, terrace, 0 to 1 percent slopes	31.18	40.1%		69	63	69
3822	Crete silt loam, terrace, 1 to 3 percent slopes	24.98	32.2%		68	64	68
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	14.19	18.3%		55	50	55
3713	Butler silt loam, terrace, 0 to 1 percent slopes	3.91	5.0%		69	66	69
3561	Hobbs silt loam, occasionally flooded	1.98	2.5%		81	65	81
3825	Crete silt loam, 1 to 3 percent slopes	1.42	1.8%		63	56	63
Weighted Average					*n 66.3	*n 61	*n 66.3

RANCH & FARM AUCTIONS, LLC

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