

# RANCH & FARM AUCTIONS LLC

## INTRODUCTION

### SELLING ABSOLUTE

### SALINE NE 79.56+/-

#### AUCTION DETAILS

- DATE/TIME: 11/29/21 AT 11:00 AM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: CRETE COMMUNITY CENTER  
1410 MAIN ST  
CRETE, NE 68333

#### PROPERTY DETAILS

- TOTAL ACRES: 79.56+/- ACRES OFFERED IN 1 TRACT
- FSA ACRES1: 77.66
- NCCPI: 66.3
- SELLER: SHERMAN



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!

- 61.84+/- Certified irrigated acres
- High percentage tillable farm
- Excellent production history
- Approximately 1 mile from Crete, NE
- Approximately 25 miles from Lincoln, NE
- Close to local grain market
- Farm has a 2022 crop share agreement in place



# RANCH & FARM AUCTIONS LLC

## CRP/FSA INFO



Saline County, Nebraska



**Common Land Unit** Tract Boundary  
 Non-Cropland PLSS  
 Cropland

2020 NAIP Ortho Imagery

2021 Program Year

Map Created August 03, 2021

**Farm 6148**  
**Tract 1389**

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

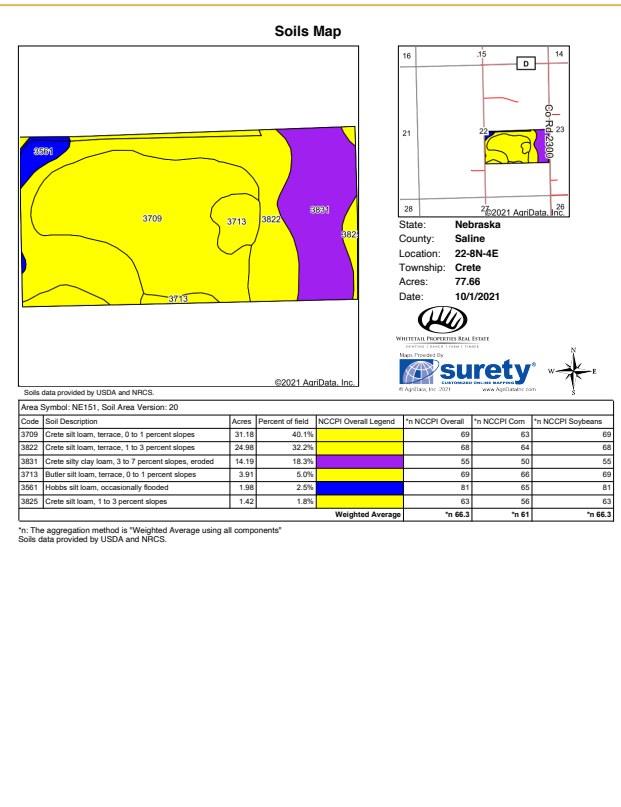
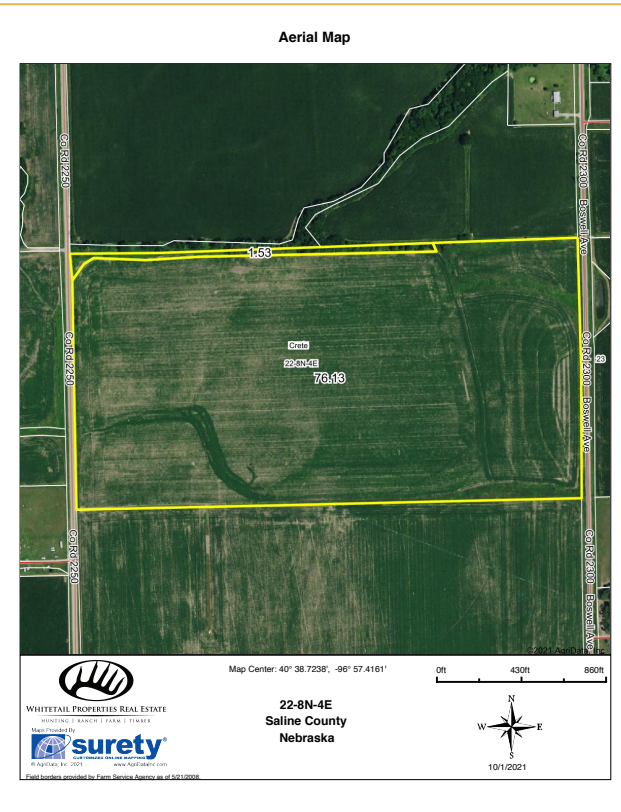
Tract Cropland Total: 76.13 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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## TRACT 1 INFO



**TRACT #:**

**DEEDED ACRES:** 79.56 +/- acres

**FSA FARMLAND ACRES:** 77.66 acres

**CERTIFIED IRRIGATED ACRES:** 61.84 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

**PIDS:** 760049548

**LAT/LON:** 40.6432, -96.9599



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## CONTACT

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### FULL DETAILS AT:

[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

[WHITETAILPROPERTIES.COM](https://WHITETAILPROPERTIES.COM)

### BID ONLINE AT:

[\*\*HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/IRRIGATED-TILLABLE-FARM-IN-SALINE-CO-NE\*\*](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/IRRIGATED-TILLABLE-FARM-IN-SALINE-CO-NE)

### FOR MORE INFORMATION CALL TEXT OR EMAIL:



### YOUR LOCAL LAND SPECIALIST

LUKE WALLACE, *NEBRASKA LAND  
SPECIALIST*

M: (402) 340-6187

[LUKE.WALLACE@WHITETAILPROPERTIES.COM](mailto:LUKE.WALLACE@WHITETAILPROPERTIES.COM)

