

LAND AUCTION



80.64 AC± | 1 TRACT | DODGE CO, NE

AUCTION:

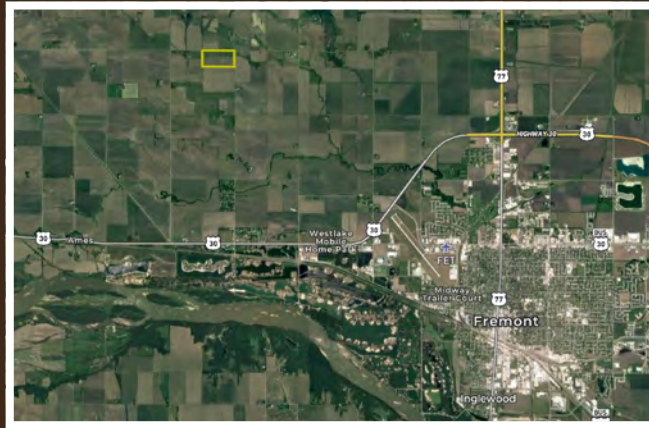
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AUCTION DATE: 3/20/23 | AUCTION TIME: 4:00 PM

**AUCTION LOCATION: PLATTE VALLEY EQUIPMENT EDUCATION CENTER | 2263 COUNTY RD S
FREMONT, NE 68025**

These level productive dryland acres are made up of Luton Silty Clay and Janude Loam soils. The tenant farmer has used crop rotation practices to optimize yields. Well maintained county roads on two sides of this property provide great access. Large grain elevators are located within the city only a few miles from this tillable land.

The Rawhide Creek runs the entire length of the pasture. Water flows through this creek all year-round. Two ponds next to the creek provide additional water for the livestock. An inactive livestock well is also located on this property. The pasture land is surrounded by good fencing.



TRACT 1: 80.64 ± ACRES

Deeded acres: 80.64

DCP Cropland Acres: 54.4 acres

Soil Types: Luton silty clay loam, Janude loam

Soil PI/NCCPI/CSR2: NCCPI 59.8

CRP Acres/payment: No CRP

Taxes: \$3380.82

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: No survey needed

Brief Legal: N ½ NE ¼ S35 T18N R7E Dodge Co<NE

PIDs: 207112938

Lat/Lon: 41.4935 -96.5892

Zip Code: 68621



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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