



LAND AUCTION

MILLER-MONROE COMPANY



312.61 AC± | 2 TRACTS | RICHARDSON CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 2/21/23 | **AUCTION TIME:** 11:00 AM
AUCTION LOCATION: FALLS CITY ELKS LODGE
1417 STONE STREET | FALLS CITY, NE 68355

Here is an excellent opportunity to own a high producing, top notch tillable farm in a competitive area. This farm boasts highway frontage with access to two highways a short distance from any field exit. The gently rolling topography on this farm is covered with primarily Wymore and Aksarben silty clay loam soils. Minimal waterways and a high ratio of tillable acres add to the appeal of this farm. Buyer to reimburse 2022 tenant for 2023 inputs at closing. *Contact Agent(s) for details* If you've been looking for a top producing farm with excellent access and is in a great area, look no further!



TRACT 1: 160 ± ACRES

Tract #: 1
Deeded acres: 160 +/- Acres
FSA Farmland Acres: 148+/-
Soil Types: Wymore Silty Clay Loam, Askarben silty clay loam
Soil PI/NCCPI/CSR2: Average NCCPI 60.6
CRP Acres/payment: No CRP
Taxes: \$5,058.66 (2022)
Lease Status: Open for 2023
Possession: At Closing
Survey needed: If Tracts 1&2 purchased individually
Brief Legal: NE1/4 S10 T2N R14E, Richardson County
PIDs: 740039881
Lat/Lon: 40.1563, -95.8269



TRACT 2: 152.61 ± ACRES

Tract #: 2
Deeded acres: 152.61 +/- Acres
FSA Farmland Acres: 125.12+/-
Soil Types: Wymore Silty Clay Loam and Aksarben Silty Clay Loam
Soil PI/NCCPI/CSR2: Average NCCPI 60.6
CRP Acres/payment: No CRP
Taxes: 5,808 (2022 w/ acreage included)
Lease Status: Open 2023
Possession: At Closing
Survey needed: If Tracts 1&2 purchased individually
Brief Legal: SE 1/4 less acreage, S10 T2N R14E
PIDs: 740039938
Lat/Lon: 40.1497, -95.8269

WHITETAIL PROPERTIES REAL ESTATE, LLC - LUKE WALLACE, AGENT 402.340.6187
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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