



LAND AUCTION

**MILLER-MONROE
COMPANY**



78.79 AC± | 1 TRACT | RICHARDSON CO, NE

AUCTION - SEALED BID ONLY

FIND DETAILS AT [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)

BIDS DUE BY: 9/28/23 | TIME: 5:00 PM CST

AUCTION LOCATION: Go to [Ranchandfarmauctions.com](https://ranchandfarmauctions.com), call 217-922-0811 or email directors@ranchandfarmauctions.com to request an Information Packet and Sealed Bid Form.

- **Deeded acres:**78.79±
- **FSA Farmland Acres:** 42±
- **Soil Types:** Pohocco, Yutan & Aksarban
Silty Clay Loam
- **Soil PI/NCCPI/CSR2:** NCCPI 63.3
- **CRP Acres/payment:** No CRP
- **Taxes:** \$2,597.78
- **Lease Status:** Open Tenancy for 2024
crop year
- **Possession:** Immediate possession
subject to current tenants rights for 2023
- **Survey needed?:** No survey needed
- **Brief Legal:** S1/2NW1/4 Section 35 - T3N - R15E
- **PIDs:** 740051679
- **Lat/Lon:** 40.1841, -95.7048

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266
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Cody Lowderman, NE Auctioneer, 20130394

AUCTION – SEALED BID ONLY

Here is an exceptional real estate opportunity just about 2 miles from Verdon, Nebraska, and approximately 7 miles from Stella, Nebraska. Enjoy the convenience of excellent proximity to Highway 73, making your commute and access to nearby amenities a breeze. This property offers a perfect blend of possibilities with its great balance of tillable and timber acres, making it an ideal investment for both farmers and outdoor enthusiasts alike. You'll find a tremendous secluded block of timber on the east side which seamlessly ties into timber to the north and south, creating an expansive travel corridor for resident deer and turkey. Sardine Creek provides live water, adding to the appeal of the already top notch habitat. For the avid hunter, numerous pinch points and funnels across the landscape present thrilling possibilities for a successful hunt. Small blocks within the timber on this property offer prime opportunities for establishing excellent food plot sites, with the bordering mature timber offering numerous tree stand locations. The gently rolling topography adds character to the land while providing picturesque views of the surrounding countryside. Possession is available for the 2024 season, and now is the perfect time to make this property your own. Whether you're seeking a productive farming venture, an outdoor recreational paradise, or a combination of both, this farm is ready to fulfill your aspirations.

Don't miss out on this remarkable opportunity to own a piece of Nebraska's natural beauty, rich with potential and possibilities. Call today to schedule your private showing!



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