



LAND AUCTION

MILLER-MONROE
COMPANY

ABSOLUTE
AUCTION

75.47 AC± | 1 TRACT | RICHARDSON CO, NE

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/20/23 | **AUCTION TIME:** 1:30 PM CDT

AUCTION LOCATION: ELKS LODGE

1417 STONE STREET, FALLS CITY, NE 68355

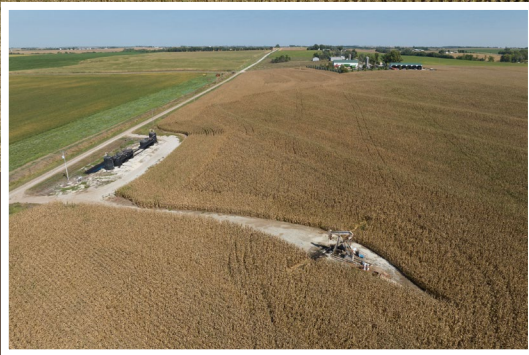
Here is a unique opportunity on this exceptional property, located just 2.5 miles from the town of Falls City, Nebraska. Situated in an area known for its rich agricultural heritage, this farm offers a blend of prime tillable acreage and potential oil income, making it a valuable investment.

With excellent proximity to Highway 73, this property provides easy access to major transportation routes, simplifying the logistics of farm operation. County road access on two sides of the farm further enhances convenience. Boasting gently rolling topography, this farm showcases predominantly Aksarben and Zook silty clay loam soils.

One of the standout features of this property is the presence of two oil wells on-site and one adjacent contributing well. These wells are currently under lease, offering an additional source of income for the property owner. For more information on the oil lease and income potential, please contact an agent who can provide detailed insights.

Don't miss this unique opportunity to acquire a high-percentage tillable acreage farm with the added benefit of an existing oil lease. Whether you're an investor, farmer, or looking to diversify your portfolio, this property holds great promise. Contact our agents today to explore the full potential of this property and secure your stake in this prime piece of Nebraska land.

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TRACT 1: 75.47 ± ACRES

• Deeded acres:	75.47	• Lease Status:	Expires Feb. 2024
• FSA Farmland Acres:	75.36	• Possession:	Open for 2024
• Soil Types:	Aksarben & Zook silty clay loam	• Survey needed?:	No
• Soil PI/NCCPI/CSR2:	NCCPI 76.2	• Brief Legal:	W1/2NW1/4 S27 T2N R16E Richardson County, NE
• CRP Acres/payment:	N/A	• PIDs:	740011197
• Taxes:	\$4,281.90	• Lat/Lon:	40.1127, -95.6128

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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