



LAND AUCTION

**MILLER-MONROE
COMPANY**



312.26 AC± | 2 TRACTS | RICHARDSON CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/20/23 | **AUCTION TIME:** 10:00 AM

AUCTION LOCATION: RICHARDSON CO AG BUILDING
1034 4TH STREET, HUMBOLDT, NE 68376

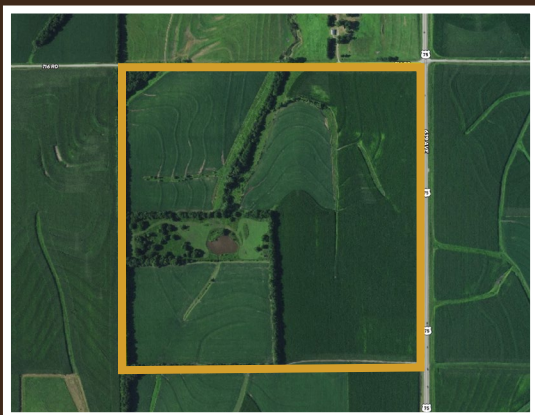
Ranch & Farm Auction and Miller Monroe Company are proud to offer a legacy farm with one owner in over 100+ years! Located just 6 miles from Humboldt, Nebraska, and 28 miles from Falls City, this farm offers a unique blend of convenience and seclusion. Adjacent to Highway 75 with easy access from 716 Road as well, it presents an array of opportunities for both seasoned farmers and newcomers to rural living.

This farm features gently rolling tillable acres, providing excellent agricultural opportunity and a promising growing season in 2024. Additionally, you'll find a small block of timber on Tract 2 and a charming pond on Tract 1, enhancing the natural beauty and recreational opportunity. Mature hedge rows envelop roughly half of the farm, adding both character and privacy to the landscape.

A 1900s built home, located on Tract 2, has direct access from Highway 75. Furthermore, this property has been honored with the Pioneer Farm Award, signifying its ownership by the same family for over a century, reflecting a rich farming legacy.

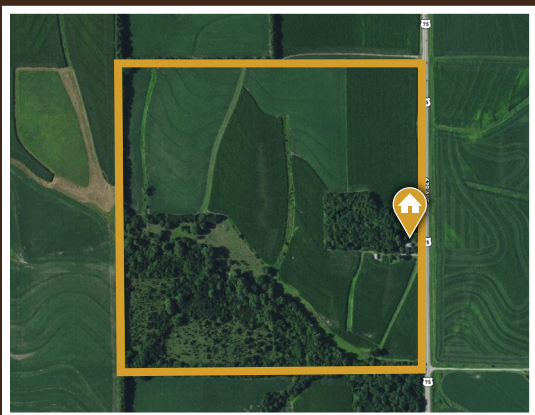
The farmland boasts primarily Wymore silty clay loam soils, with open possession available for the 2024 growing season. You have the unique opportunity to begin your farming journey almost immediately.

Embrace the farming lifestyle, own a piece of history, and build your future on this remarkable Nebraska farm. Contact us today to schedule a visit and discover the great opportunities that await you in this historic and productive agricultural haven!



TRACT 1: 156.26 ± ACRES:

Tract 1 of this farm offers a high percentage of tillable acres and great county road access. The acres are gently rolling topographically, providing excellent agricultural opportunities. The majority of the farm consists of Wymore silty clay loam. This farm is open for the 2024 growing season so you'll have almost immediate access to begin next year's ag plan. Centrally located on the farm you'll find a pond surrounded with mature timber. A hedgerow can be found around the southwest portion of the farm as well as the west edge. This will ensure the utmost seclusion and privacy if you're wanting to set up a place to hunt whitetail. If you're looking to expand your operation with the bonus of recreational acres, you won't want to miss this opportunity!



TRACT 2: 156 ± ACRES:

Tract 2 boasts highway access, mature timber, production acres, and the added bonus of an acreage with a farmhouse. Located in the southwest corner of the property you'll find a block of mature timber adjacent to the tillable acres. There are numerous options for treestand locations to hunt whitetail as they transition from bedding in the timber to feeding out in the crops. Just off the highway is a previous acreage location with a 1900's built farmhouse with both power and water. Utilize the house to produce rental income or to warm up after a cold late season hunt. The gently rolling tillable acres on this tract will add nicely to your existing farming operation or could be used as rental income on your investment. Whether you're looking for a great recreational farm with income or to add acres to your operation, this is a great opportunity!



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