

LAND AUCTION



429.94 AC± | 1 TRACT | GARDEN CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/15/24 | **AUCTION TIME:** 2 PM MT

AUCTION LOCATION:
THE MOST UNLIKELY PLACE
205 MAIN STREET, LEWELLEN, NE 69147

Here is an opportunity to purchase a great combination property with CRP & Pasture income while offering recreational opportunities. It's turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. The rolling pasture is currently leased for the 2024 grazing season and is subject to tenant rights. There are 119.10 acres enrolled in the Conservation Reserve Program (CRP) through 2030, and they pay \$32 per acre (\$3,811 annually). The CRP presents a unique investment opportunity, combining financial returns with recreational possibilities. The CRP is managed to enhance environmental health and quality, making this property not only a wise financial investment but also a contributor to agricultural practices. There are also 34.76 acres of income-producing tillable cropland. Crops grown in the area included corn, wheat and millet. FSA reports and base acres are available upon request. Buyer to receive 100% of 2024 Pasture Lease Payment & 2024 CRP payment. County road frontage on multiple sides provides easy access and is only a few miles from paved State Highway 26 and Lewellen, NE. Located near the North Platte River bottom, the hunting opportunities included deer, upland birds and small game. Contact the listing Land Specialist for more information about this upcoming auction and take time to register to bid on this amazing opportunity. *Lunch will be provided for onsite registered bidders*



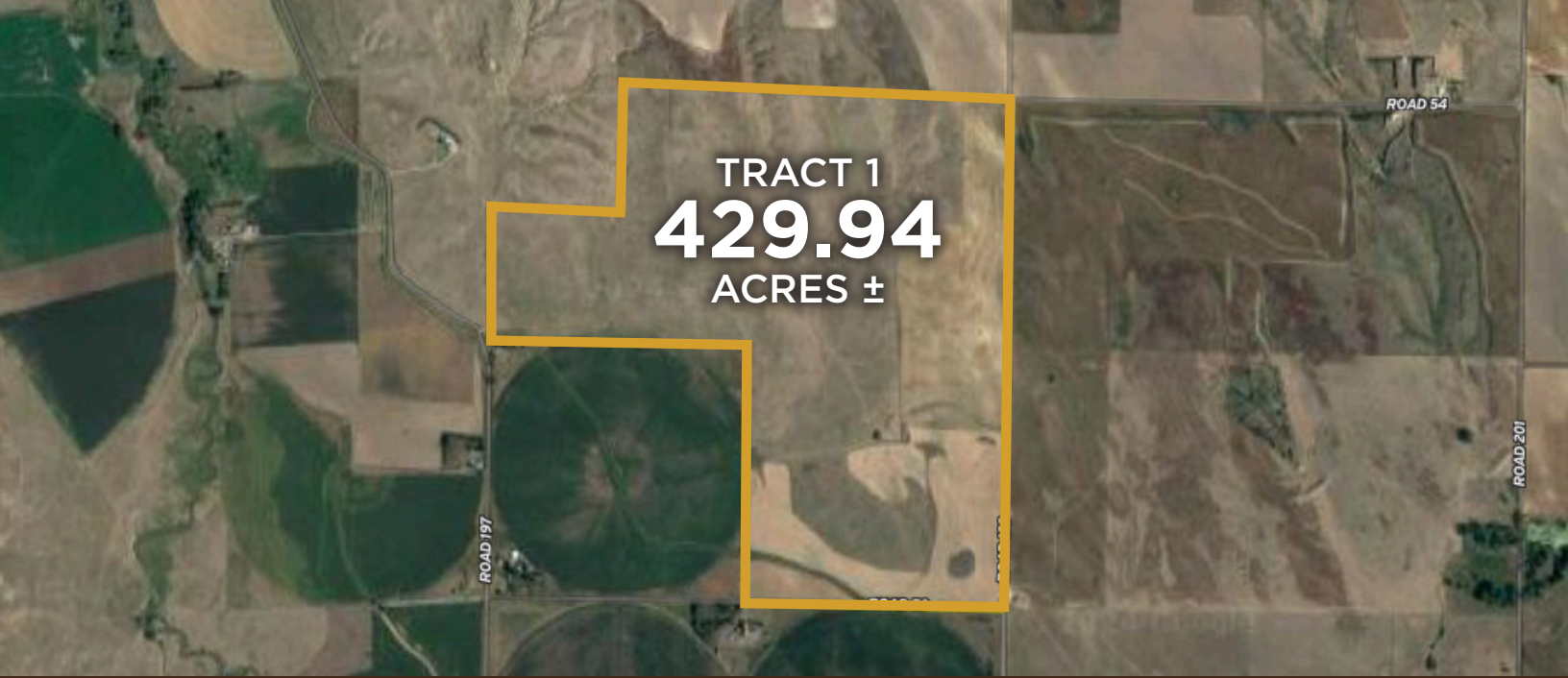
Deeded Acres:	429.94 +/-
FSA Tillable Acres:	34.76 +/-
Soil Types:	Sulco-McConaughy loams, Sarben loamy fine sand, Sulco-McConaughy complex
Soil PI/NCCPI/CSR2:	30.7 NCCPI
CRP Acres/payment:	119.10 acres (\$3,811 thru 2030)
Taxes:	\$1,987.28 for 2023
Lease Status:	Subject to Lease with Tenant & CRP Acres subject to CRP contract
Possession:	Upon Closing & Subject to Tenant Rights & CRP Contract
Survey Needed?:	No survey needed
Brief Legal:	429.94 +/- acres located in E ½ and NW4 except NW4 NW4 of S8 T16N R42W Garden Co, NE
PIDs:	350017433 & 350017425
Lat/Lon:	41.3665, -102.1498
Zip Code:	69147

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DANIEL HUNNING, AGENT: 308.524.9320 | daniel.hunning@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Daniel Hunning, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 308.524.9320 | Cody Lowderman, NE Auctioneer, 20130394



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