



LAND AUCTION

**MILLER-MONROE
COMPANY**

152.49 AC± | 1 TRACT | RICHARDSON CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/9/24 | **AUCTION TIME:** 10:00 AM

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

Highly productive grain farm with options for both dryland and irrigated acres.

Here's a chance to own a premier piece of agricultural land in Nebraska's fertile countryside. This farm lays along Highway 75 and is an exceptional opportunity for both established farmers and investors seeking a valuable addition to their portfolio.

The land itself boasts gently rolling topography with a high percentage of the acres on this farm that are in production. The soil is composed of primarily Zook & Wymore silty clay loam with some Morrill, Pawnee & Malmo clay loam as well.

One of the standout features of this property is its versatility. While the farm has primarily been operated as a dryland farm, it also includes a pivot, well, and reservoir, offering irrigation options to enhance crop production. The ability to irrigate provides a significant advantage, allowing the new owner to mitigate the risks associated with variable weather conditions and affording the opportunity for consistent crop growth even during the dry years.

Whether you are an established producer looking to expand your operation or an investor wanting to diversify, this property has everything you need to thrive. The combination of fertile soil, irrigation capabilities, and excellent access, makes this farm a standout option in the market.



Deeded acres:152.49±
FSA Farmland Acres:123.23±
Soil Types: Look & Wymore silty clay loam
Soil PI/NCCPI/CSR2: 63.7 NCCPI
CRP Acres/payment:19.3 Acres, \$4,421/year, Exp 9/2030
Taxes:8,166
Lease Status: Open Tenancy for 2025 crop year

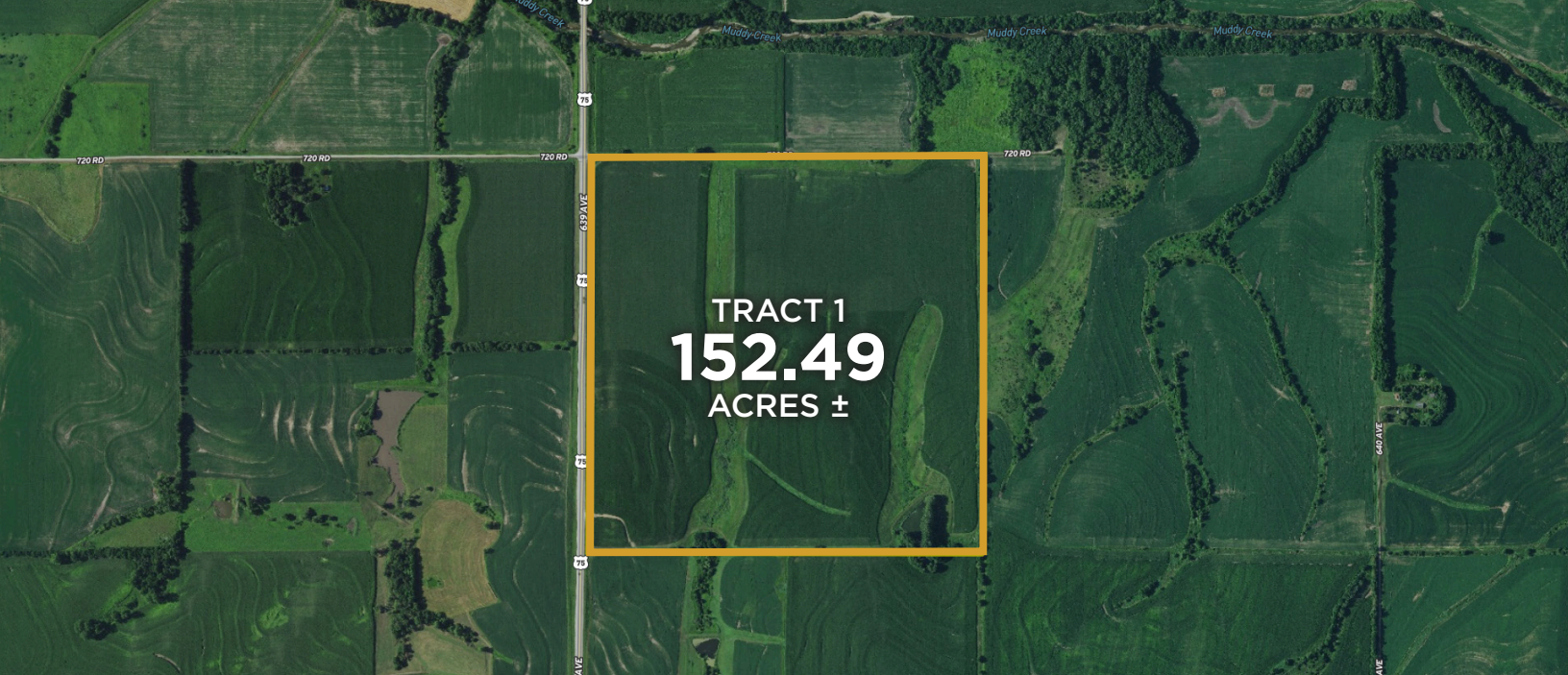
Possession:Immediate possession subject to current tenant's rights for 2024
Survey needed?: No survey needed
Brief Legal: NW1/4 Less HWY Section 3 - Township 3 North - Range 14 East, Richardson County, Nebraska
PIDs: 740049119
Lat/Lon: 40.2579 -95.8368
Zip Code: 68442

WHITETAIL PROPERTIES REAL ESTATE, LLC - LUKE WALLACE, AGENT 402.340.6187
MILLER-MONROE COMPANY - DOUG WALLER, AGENT 402.720.7586

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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 | Luke Wallace, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 402.340.6187 | Cody Lowderman, NE Auctioneer, 20130394



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