

LAND AUCTION



628.531 AC± | 4 TRACTS | CHEYENNE CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/23/24 | **AUCTION TIME:** 11:30 AM MT

AUCTION HELD AT: COMMUNITY HALL, 798 MCBRIDE ST
LODGEPOLE, NE 69149

Here is an opportunity to purchase multiple quarters of very productive tract farmland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With mostly level Class 2 silt loam soils and relatively flat contours, you can expect this property to produce above-average yields of wheat, milo, corn or millet. Currently, a decent portion of the property is planted to 2024 corn with the balance being fallow acres. The planted corn is expected to be harvested before closing with possession being given on both the corn stalks and fallow acres upon closing. Well-maintained county road frontage on every tract allows for easy access and is only a short distance away from Interstate I80. Hunting opportunities include deer, pronghorn, upland birds and small game. Please contact the land specialist for more information about this great investment opportunity that is being offered. Register to bid online or join us at the live auction. **Lunch will be provided to all on-site registered bidders.**

TRACT 1 DESCRIPTION:

Here is an opportunity to purchase a quarter of very productive tract farmland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With mostly level Class 2 silt loam soils and relatively flat contours, you can expect this property to produce above-average yields of wheat, milo, corn or millet. Currently, a decent portion of the property is planted to 2024 corn with the balance being fallow acres. The planted corn is expected to be harvested before closing with possession being given on both the corn stalks and fallow acres upon closing. FSA base acres consist of 79.10 Wheat Acres with a PLC Yield of 35 bushels, 15.70 sunflower base with a PLC Yield of 806 and 1.6 barely base with a PLC Yield of 37. Well-maintained county road frontage on the north and east boundary allows for easy access and is only a short distance away from Interstate I80. Hunting opportunities include deer, pronghorn, upland birds and small game. Please contact the land specialist for more information about this great investment opportunity being offered. Register to bid online or join us at the live auction.

Deeded Acres:	160+/-	Brief Legal:	NE4 SEC27 T13N R47W
FSA Tillable Acres:	158.7	PIDs:	170013391
Soil Types:	Kuma loam, 0 to 1 percent slopes, Alliance loam, 1 to 3 percent slopes, Alliance loam, 0 to 1 percent slopes, Lodgepole silt loam, frequently ponded	Lat/Lon:	41.0771/-102.68.68
Soil PI/NCCPI/CSR2:	52.84 NCCPI Average	Zip Code:	69149
CRP Acres/payment:	n/a		
Taxes:	\$993.02		
Lease Status:	None		
Possession:	Upon Closing		
Survey needed?:	No survey needed		

TRACT 2 DESCRIPTION:

Here is an opportunity to purchase a very productive tract of farmland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With mostly level Class 2 silt loam soils and relatively flat contours, you can expect this property to produce above-average yields of wheat, milo, corn or millet. Currently, a decent portion of the property is planted to 2024 corn with the balance being fallow acres. The planted corn is expected to be harvested before closing with possession being given on both the corn stalks and fallow acres upon closing. FSA base acres consist of 52.77 wheat acres with a PLC Yield of 34 bushels, 20.15 corn base with a PLC Yield of 100 bushels and 19.51 sunflower base with a PLC Yield of 806. A recent survey has been completed to take out the improvement site located in the northwest corner of the property consisting of approximately 10.93 acres. Well-maintained county road frontage on the north and west boundary allows for easy access and is only a short distance away from Interstate I80. Hunting opportunities include deer, pronghorn, upland birds and small game. Please contact the land specialist for more information about this great investment opportunity being offered. Register to bid online or join us at the live auction.

Deeded Acres:	149.3+/-	Brief Legal:	NW4 SEC35 T13N R47W
FSA Tillable Acres:	147+/-	PIDs:	Less 10.93 Acre Parcel
Soil Types:	Kuma loam, 0 to 1 percent slopes, Keith loam, 1 to 3 percent slopes, Alliance loam, 1 to 3 percent slopes	Lat/Lon:	41.0584/-102.6867
Soil PI/NCCPI/CSR2:	57.41 NCCPI Average	Zip Code:	69149
CRP Acres/payment:	n/a		
Taxes:	To Be Determined		
Lease Status:	None		
Possession:	Upon Closing		
Survey needed?:	No survey needed		

TRACT 3 DESCRIPTION:

Here is an opportunity to purchase a quarter of very productive farmland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With mostly level Class 2 silt loam soils and relatively flat contours, you can expect this property to produce above-average yields of wheat, milo, corn or millet. Currently, a decent portion of the property is planted to 2024 corn with the balance being fallow acres. The planted corn is expected to be harvested before closing with possession being given on both the corn stalks and fallow acres upon closing. Well-maintained county road frontage on the north boundary allows for easy access and is only a short distance away from Interstate I80. FSA base acres consist of 96.1 wheat acres with a PLC Yield of 36 bushels. Hunting opportunities include deer, pronghorn, upland birds and small game. Please contact the land specialist for more information about this great investment opportunity that is being offered. Register to bid online or join us at the live auction.

Deeded Acres:	159.23+/-	Brief Legal:	NE4 SEC35 T13N R47W
FSA Tillable Acres:	158.09	PIDs:	170154017
Soil Types:	Kuma loam, 0 to 1 percent slopes, Keith loam, 1 to 3 percent slopes, Keith loam, 0 to 1 percent slopes, Alliance loam, 1 to 3 percent slopes, Goshen silt loam, 0 to 1 percent slopes	Lat/Lon:	41.05887/-102.67247
Soil PI/NCCPI/CSR2:	56.45 NCCPI Average	Zip Code:	69149
CRP Acres/payment:	n/a		
Taxes:	\$1,001.42		
Lease Status:	None		
Possession:	Upon Closing		
Survey needed?:	No survey needed		

TRACT 4 DESCRIPTION:

Here is an opportunity to purchase a quarter of very productive farmland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With mostly level Class 2 silt loam soils and relatively flat contours, you can expect this property to produce above-average yields of wheat, milo, corn or millet. Currently, a decent portion of the property is planted to 2024 corn with the balance being fallow acres. The planted corn is expected to be harvested before closing with possession being given on both the corn stalks and fallow acres upon closing. FSA base acres consist of 54.23 wheat acres with a PLC Yield of 34 bushels, 20.71 corn base with a PLC Yield of 100 bushels and 20.05 sunflower base with a PLC Yield of 806. Well-maintained county road frontage on the south and west boundary allows for easy access and is only a short distance away from Interstate I80. Hunting opportunities include deer, pronghorn, upland birds and small game. Please contact the land specialist for more information about this great investment opportunity being offered. Register to bid online or join us at the live auction.

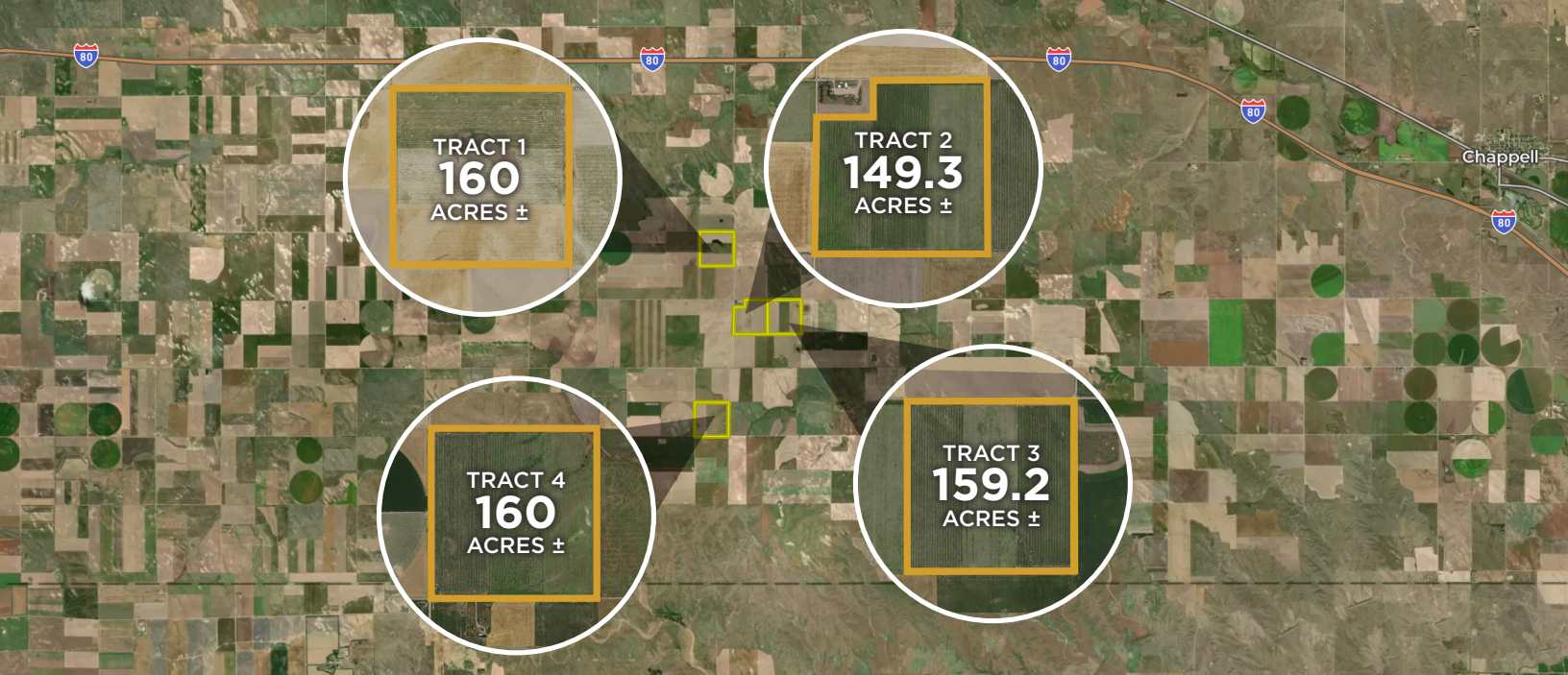
Deeded Acres:	160.001+/-	Brief Legal:	SW4 SEC4 T12N R47W
FSA Tillable Acres:	157.62+/-	PIDs:	170011712
Soil Types:	Alliance loam, 0 to 1 percent slopes, Alliance loam, 1 to 3 percent slopes, Duroc loam, 0 to 1 percent slopes, Altvan loam, 1 to 3 percent slopes, Sidney-Canyon complex, 3 to 9 percent slopes, Altvan loam, 3 to 6 percent slopes, Lodgepole silt loam, frequently ponded, Duroc loam, 1 to 3 percent slopes	Lat/Lon:	41.0335/-102.6883
Soil PI/NCCPI/CSR2:	50.4 NCCPI Average	Zip Code:	69149
CRP Acres/payment:	n/a		
Taxes:	\$985.08		
Lease Status:	None		
Possession:	Upon Closing		
Survey needed?:	No survey needed		

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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