



LAND AUCTION

**MILLER-MONROE
COMPANY**

119.31 AC± | 2 TRACTS | RICHARDSON CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/27/25 AUCTION TIME: 2 PM CT

**AUCTION HELD AT: ELKS LODGE, 1417 STONE ST
FALLS CITY, NE 68355**

Here is an excellent opportunity to own productive, conveniently located parcels with a versatile mix of uses. Both tracts are manageable in size and offer buyers of varying levels an opportunity for purchase. One tract features a high percentage of tillable acres, while the other offers grass acres and gently rolling topography with primarily Pohocco silty clay loam soils and some Kipson-Benfield silty clay loam. With only a few acres not in production on Tract 1, the land offers strong yield potential while also accommodating acreage opportunities. Blacktop frontage on Tract 1 and white rock road access on Tract 2 provide ease of entry for producers or those seeking a future building site. Whether you're looking to expand your current operation, start a smaller one, or secure a conveniently located place to build, these tracts offer something for everyone.



TRACT 1 DESCRIPTION: 39.31± ACRES

Here is a great opportunity to purchase a good-producing, conveniently located farm with a high ratio of tillable acres and great access. This tract boasts gently rolling production acres with primarily Pohocco silty clay loam soils. With only a few acres not in production, this farm will give you the bang for your buck. Blacktop road frontage adds appeal to not only producers and investors but also offers great access for those wanting to build. Whether you're looking to add acres to your operation, start a small operation, or want a conveniently located place to build, this tract offers it all!

Deeded Acres:	39.31±
FSA Farmland Acres:	37.16±
Soil Types:	Pohocco sill clay loam, Marshall silty clay loam
Soil PI/NCCPI/CSR2:	NCCPI 78.1
CRP Acres/payment:	No CRP
Taxes:	\$1,300.84
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenants rights for 2025
Survey needed?:	No survey needed
Brief Legal:	SE ¼ SE ¼ S20 T1N R17E Richardson Co, NE
PIDs:	74-0013114
Lat/Lon:	40.0311, -95.5258
Zip Code:	68355



TRACT 2 DESCRIPTION: 80± ACRES

This tract offers a conveniently located farm with a great mix of tillable and grass acres. Soils on this tract are primarily Pohocco silty clay loam with some Kipson-Benfield silty clay loam. The topography is gently rolling with a few intermittent shade trees located within the pasture acres. Access is provided from a white rock road and only a short drive off blacktop. If you're looking for a great multi-use property, you're not going to want to miss out on this one!

Deeded acres:	80±
FSA Farmland Acres:	78.66±
Soil Types:	Marshall silty clay loam, KipsonBenfield silty clay loams, Pohocco silty clay loam
Soil PI/NCCPI/CSR2:	NCCPI 68.2
CRP Acres/payment:	None
Taxes:	\$2,033.86
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey needed?:	No survey needed
Brief Legal:	W ½ NE ¼ S28 T1N R17E
PIDs:	74-0032275
Lat/Lon:	40.0258, -95.5129
Zip Code:	68355

WHITETAIL PROPERTIES REAL ESTATE, LLC - LUKE WALLACE, AGENT 402.340.6187
MILLER-MONROE COMPANY - DOUG WALLER, AGENT 402.720.7586
MILLER-MONROE COMPANY - STEVE SIMON, AGENT 402.245.8151

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

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TRACT 1
39.31
ACRES ±

TRACT 2
80
ACRES ±

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T1



T2



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