



LAND AUCTION

**MILLER-MONROE
COMPANY**

86.27 AC± | 1 TRACT | RICHARDSON CO, NE

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/29/24 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT:

ELKS LODGE, 1417 STONE ST, FALLS CITY, NE 68355

Looking for an ideal investment in agricultural land with wildlife habitat and hunting potential? This picturesque Richardson County property, located just over a mile from Highway 73 and less than 2 miles from Falls City, offers both convenience and potential. Its prime location provides easy access to major routes, making it a convenient spot for farmers, investors, or outdoor enthusiasts looking to expand their land portfolio. The property features established Conservation Reserve Program (CRP) acres, with the current contract set to expire in September 2024. Once the contract expires, new ownership can explore a range of future uses including farming and grazing.

This land is defined by gently rolling topography, which is ideal for both farming and wildlife habitat. It is primarily composed of Pohocco, Aksarben, Marshall, and Derooin silty clay loam soils. For hunting enthusiasts, the established CRP grasses have created excellent upland game and bedding habitats, making this a perfect spot for those interested in wildlife management. With open possession available at closing, new owners have the flexibility to decide how best to utilize the land, whether that means agricultural production, wildlife conservation, or something else entirely. The property is easily accessible thanks to its maintained county road frontage.

In short, this property offers numerous possibilities for future use. Its proximity to Highway 73 and Falls City, along with its gently rolling topography and established wildlife habitat, make it a versatile and valuable asset. Whether you are a farmer, investor, or someone looking for hunting land, this property provides a unique opportunity to shape its future. Call Luke Wallace-Ranch & Farm Auctions, or Doug Waller-Miller Monroe Company for details!



Deeded acres: 86.27±
FSA Farmland Acres: 82.61±
Soil Types: Pohocco, Aksarben, Marshall & Derooin silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 71.7
CRP Acres/payment: 76.32 (Expire 9/30/2024)
Taxes: \$2,927.22
Lease Status: CRP Expires 9/2024, Open tenancy upon expiration
Possession: Immediate possession at closing
Survey needed?: No survey needed
Brief Legal: PT S1/2NE1/4 & PT N1/2NE1/4 Section 33 - Township 2
North - Range 16 East, Richardson County, Nebraska, 86.27±/- Acres
PIDs: 740171116
Lat/Lon: 40.0933, -95.6200
Zip Code: 68355

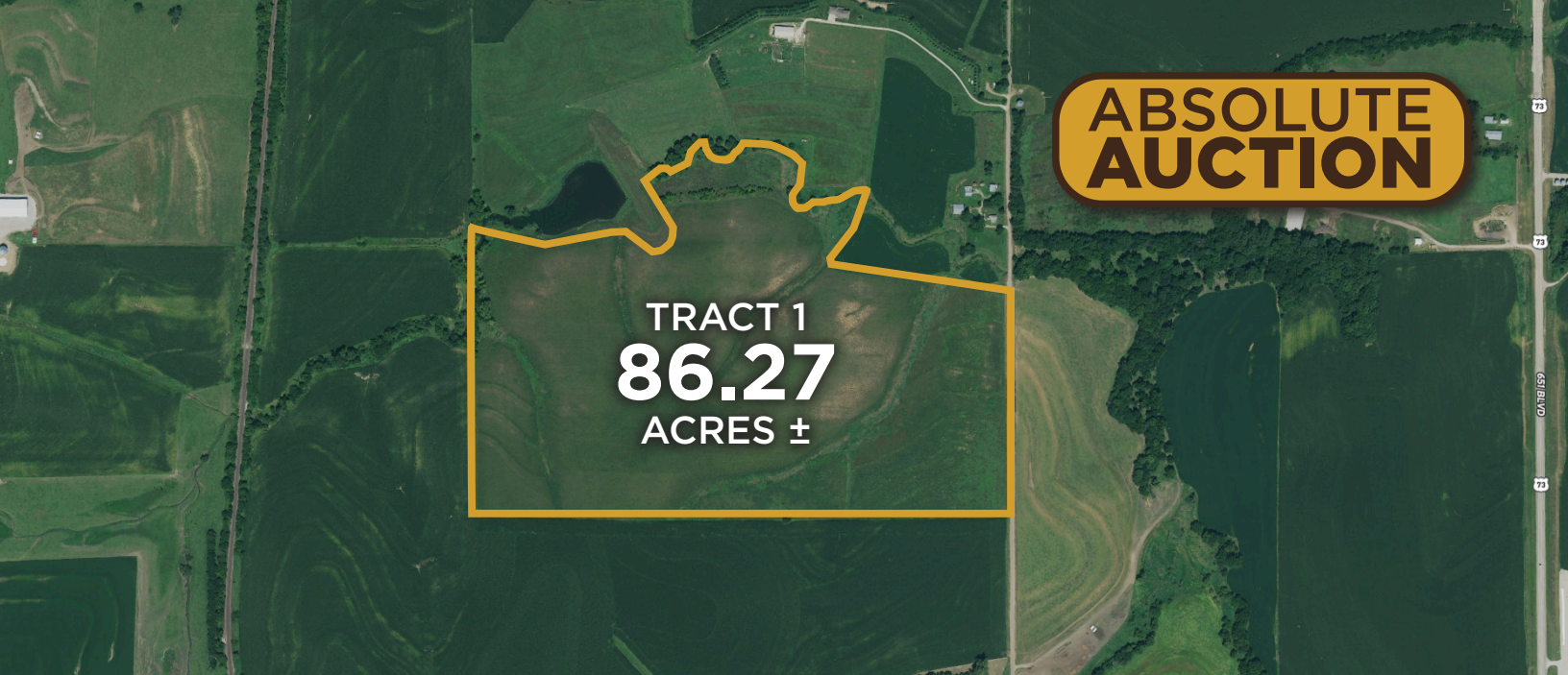
**ABSOLUTE
AUCTION**

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

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



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