

# LAND AUCTION



## 1621.72 AC± | 3 TRACTS | HARLAN CO, NE/PHILLIPS CO, KS

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 2/6/25 | **AUCTION TIME:** 3 PM CT

**AUCTION HELD AT:** JOHNSON COMMUNITY CENTER  
614 MAIN ST. ALMA, NE 68920

Here is a once in a lifetime opportunity to purchase high quality cropland and pasture right along the Nebraska/Kansas border, just South of Harlan County Reservoir! This incredible land auction offers a total of 1,621.72 ± acres, offered in 3 separate tracts, with opportunities to purchase in both Nebraska and Kansas. With prime grassland, high-end fertile cropland and top-notch recreational/hunting opportunities, this land auction has plenty to offer to all kinds of different buyers! Don't miss out on this once in a lifetime opportunity to add high quality pasture, crop and hunting land to your land portfolio - all in a great location!

### TRACT 1 DESCRIPTION: 148.04± ACRES IN KS

Located South of Alma, NE, along the East side of HWY 183 is this amazing 148.04± acre tract of fertile Kansas cropland with excellent soils and productivity, as well as an incredible location right along HWY 183. To top it all off, the buyer will receive immediate possession upon closing the property! This tract offers 140± acres of prime cropland featuring over 105± acres of prime Class II soils and an overall NCCPI soil rating of 72.80. This tract is currently in corn stalks and open possession for 2025!

This is an amazing opportunity to purchase a tract of excellent Kansas farmground, right near the Nebraska border! This farm checks all the boxes and is ready to be planted to your next crop in 2025, upon successful closing of the property!

#### Key Features:

- Total Acreage: 148.04± acres
- Cropland: 140.50± acres of fertile cropland
- Possession: Immediate upon closing!
- Access: Direct access from Highway 183
- Showings by Appointment Only: No signs on property. Viewings by scheduled appointment only.

With easy access to grain markets in Phillipsburg, KS and Alma, NE, this property provides highly fertile soils for your farming operation, with the convenience of highway access and immediate possession. Whether expanding your current farming operation or looking to purchase your first farm, this property is an excellent option!

### TRACT 2 DESCRIPTION: 335.14± ACRES IN KS

Located just south of the scenic Harlan County Reservoir this 335.14± acre tract of incredible grassland checks all the boxes for the rancher looking to add high quality grassland in an effort to expand their operation. This tract offers lush pastureland, ideal for cattle grazing, with excellent perimeter fencing, a water well and multiple ponds. This well-maintained pasture provides a rare opportunity to own a high end tract of Kansas grassland with excellent water, great fencing, well managed grass and blacktop access from Highway 183. What more could you possibly ask for?

The property is complete with multiple ponds and a water well to ensure a consistent water supply for livestock. The ideal location near Harlan Reservoir and good wildlife habitat with several trees and draws also make this property very inviting to local wildlife!

#### Key Features:

- Total Acreage: 335.14± acres
- Pastureland: Expansive, well-maintained pasture for grazing or haying
- Water Infrastructure: Stock ponds throughout, plus established water well ensuring reliable water access for cattle
- Fencing: High-quality, well-maintained perimeter fencing for livestock security
- Showings by Appointment Only: No signs on property. Viewings by scheduled appointment only.

With easy access to Phillipsburg and Alma NE and the nearby Harlan County Reservoir, this property provides the practicality of a fully functional ranching operation. Whether expanding your ranching operation or seeking a recreational retreat, this land offers endless potential. This property is also very easily accessible during all weather conditions, with direct access from Highway 183.

### TRACT 3 DESCRIPTION: 1138.4± ACRES TOTAL. 641.4 IN KS AND 497.14± IN NE

KS portion of Tract 3

Located just south of the scenic Harlan County Reservoir this incredible 641.40± acre tract of prime grassland offers lush pastureland, ideal for cattle grazing or other agricultural opportunities. This well-maintained pasture provides a rare opportunity to own a versatile piece of Kansas land, that is being offered along with a beautiful tract of Nebraska land consisting of additional expansive pastureland and fertile cropland.

The property is equipped with multiple stock ponds and established solar wells, ensuring an uninterrupted water supply for livestock. Whether you're managing cattle or simply looking for a reliable water source on your property, this land offers peace of mind with its superior water infrastructure. The fencing throughout the property is in excellent condition, providing secure containment for livestock and easy management of your operations.

#### Key Features:

- KS Total Acreage: 641.40± acres
- Pastureland: Expansive, well-maintained pasture for grazing or haying
- Water Infrastructure: Stock ponds throughout, plus established solar wells ensuring reliable water access for cattle
- Fencing: High-quality, well-maintained perimeter fencing for livestock security
- Showings by Appointment Only: No signs on property. Viewings by scheduled appointment only.

With easy access to Phillipsburg and Alma NE and the nearby Harlan County Reservoir, this property provides both the tranquility of rural living and the practicality of a fully functional agricultural operation. Whether expanding your farming ranching operation or seeking a recreational retreat, this land offers endless potential. This property is also easily accessible during all weather conditions, with direct access from Highway 183.

Nebraska portion of Tract 3:

Located just south of the scenic Harlan County Reservoir in Alma, Nebraska, this expansive 497.14± acre property offers a unique blend of productive farmland and lush pastureland, ideal for cattle grazing or other agricultural pursuits. With 55.14± acres of tillable ground and the remaining acreage dedicated to rich, well-maintained pasture, this is a rare opportunity to own a versatile piece of Nebraska land.

The property is equipped with multiple stock ponds and established solar wells, ensuring an uninterrupted water supply for livestock. Whether you're managing cattle or simply looking for a reliable water source on your property, this land offers peace of mind with its superior water infrastructure. The fencing throughout the property is in excellent condition, providing secure containment for livestock and easy management of your operations.

#### Key Features:

- NE Total Acreage: 497.14± acres
- Tillable Acres: 55.14± acres, ideal for cropping or hay production
- Pastureland: Expansive, well-maintained pasture for grazing or haying
- Water Infrastructure: Stock ponds throughout, plus established solar wells ensuring reliable water access for cattle
- Fencing: High-quality, well-maintained perimeter fencing for livestock security
- Showings by Appointment Only: No signs on property. Viewings by scheduled appointment only.

With easy access to Alma and the nearby Harlan County Reservoir, this property provides both the tranquility of rural living and the practicality of a fully functional agricultural operation. Whether expanding your farming ranching operation or seeking a recreational retreat, this land offers endless potential.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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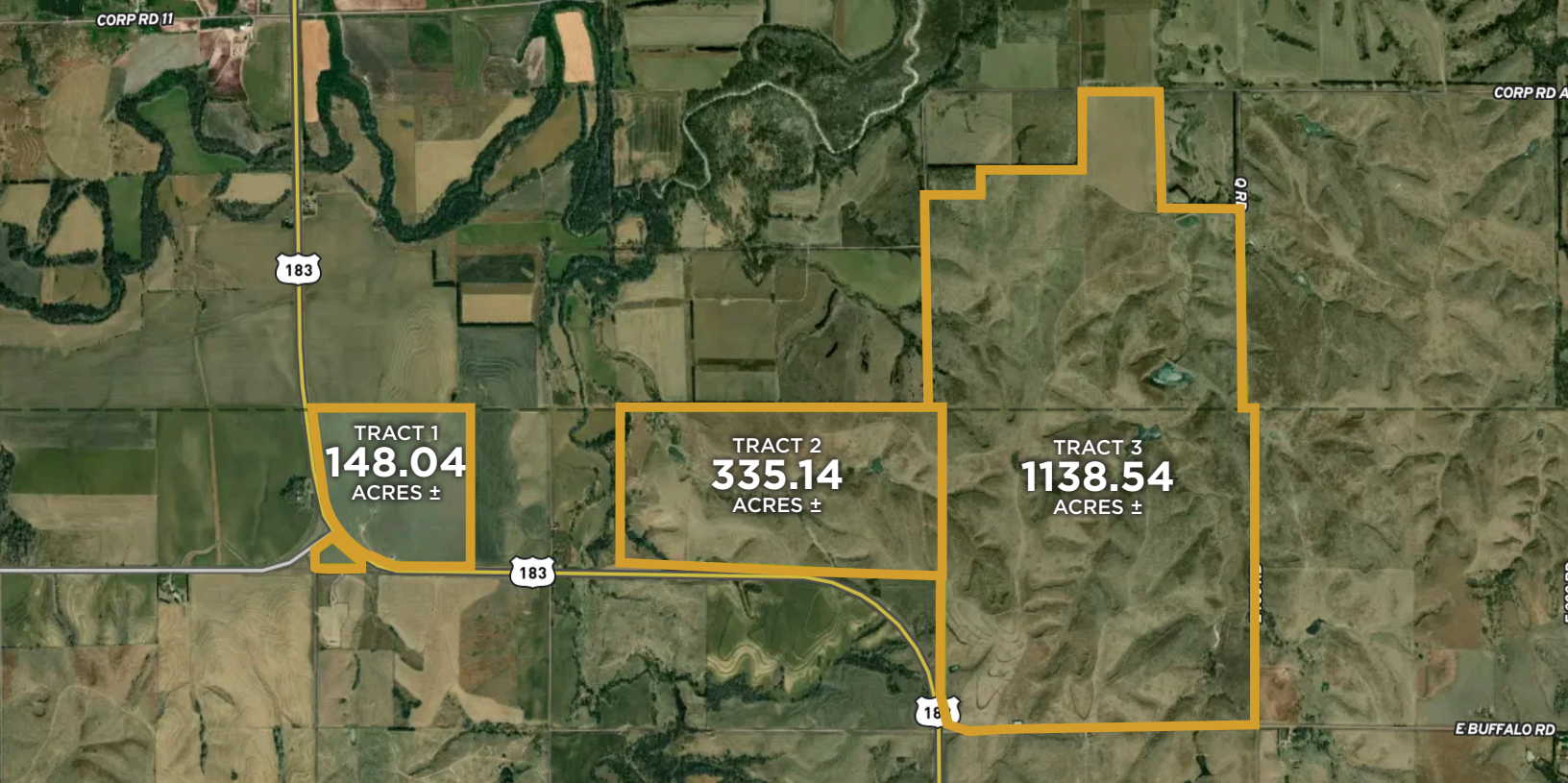
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**RANCHANDFARMAUCTIONS.COM**

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