

LAND AUCTION



291.65 AC± | 1 TRACT | CEDAR CO, NE

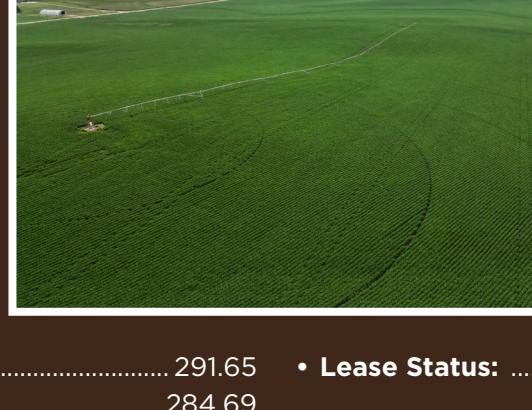
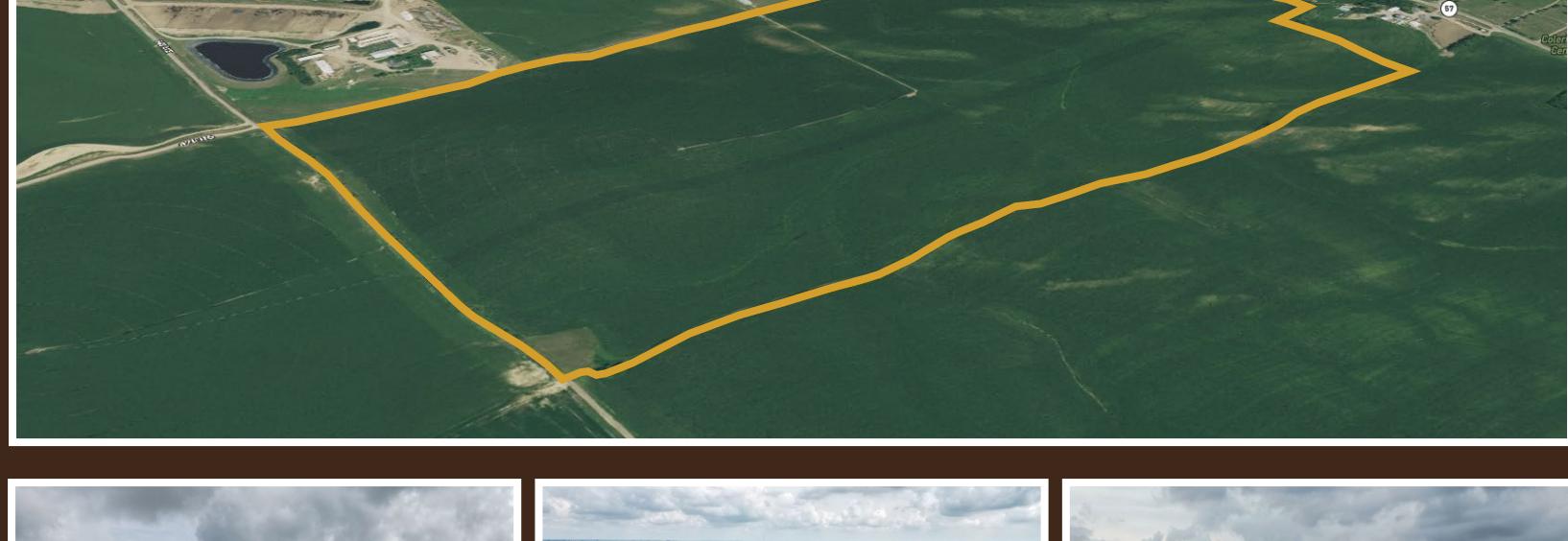
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/26/23 | **AUCTION TIME:** 10:00 AM

AUCTION LOCATION: COLERIDGE COMMUNITY BUILDING
111 SOUTH MAIN STREET, COLERIDGE, NE 68727

Here is a great opportunity to add high quality acres to your farming operation or investment portfolio! The gently rolling acres of this farm consists primarily of Nora and Aowa Silt Loam, Crofton-Nora complex, Alcester silty clay loam. Currently operated with 135 acres under center pivot with an Electric 9 tower Reinke system. Expansion of the irrigated acres exist with proper approval and permits from the Lewis and Clark NRD. Access to the farm comes from a well-maintained county road on the north side and also has Highway 57 frontage on the east side. Farms of this size do not come up for sale often in this area. Don't miss your opportunity on this one!



- **Deeded acres:** 291.65
- **FSA Farmland Acres:** 284.69
- **DCP Cropland Acres:** 284.69
- **Soil Types:** Nora and Aowa Silt Loam, Crofton-Nora complex, Alcester silty clay loam
- **Soil PI/NCCPI/CSR2:** NCCPI 66.4
- **Base acres and Yield:** 282.60
- **CRP Acres/payment:** None
- **Taxes:** \$17,164.52

- **Lease Status:** Open Tenancy for 2024 crop year
- **Possession:** Subject to current tenants' rights for 2023-Seller to retain 2023 cash rent and pay 2023 taxes
- **Survey needed?** No survey needed
- **Brief Legal:** 8 29 2E 8-29-2E PT N1/2 291.65 AC
- **PIDs:** 0003416.00
- **Lat/Lon:** 42.507912/-97.221061
- **Zip Code:** 68727



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Joe Gidic, Director, Ranch & Farm Auctions, 217,299.0332 | Licensed Schendt, Nebraska Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266 | Cody Lowderman, NE Auctioneer, 20130394