

LAND AUCTION

508.63 AC± | 4 TRACTS | LANCASTER CO, NE



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/2/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: HOT SPOT, 5580 W MILL RD, RAYMOND, NE 68428

Ranch & Farm Auctions is offering 508.63± acres of Lancaster County, Nebraska, farmland in four tracts, giving buyers the flexibility to bid on a single tract or piece together a larger farming or investment operation. The land lies in the rolling ground west of Agnew and south of Valparaiso, in the heart of the Little Salt Creek and Oak Creek drainage that feeds Branched Oak Lake. Lincoln is approximately 23 miles to the southeast, putting the farm within easy reach of the city while keeping the rural feel.

Across the four tracts, you'll find a mix of productive row crop ground, pasture, and mature timber, along with two farm homesteads, grain storage, and a shop building. Soils across the offering run primarily to Aksarben silty clay loam and Yutan silty clay loam, with NCCPI ratings ranging from the high 50s to the low 60s depending on the tract. Every tract carries road frontage on at least two sides, and each has power either along the road or runs to existing improvements, simplifying future development or continued operation.

Tract 1 (77.19± acres) combines corn ground, grass, and mature timber along Little Salt Creek, with road frontage on two sides and power along the north line. Tract 2 (76.97± acres) offers corn and pasture along with a 1920-built, 1,872 square foot two-story farmhouse (selling as-is). Tract 3 (157.88± acres) is the most intensively farmed of the four, with grass and row crop ground, grain bins, and two-sided road frontage. Tract 4 (196.59± acres) rounds out the offering with grass acres, grain production acres, a 1960-built ranch home (selling as-is), and a 48x104 shop.

For hunters and outdoor enthusiasts, the timbered draws and creek corridors running through several of the tracts add recreational value alongside the farm income, and the proximity to Branched Oak Lake State Recreation Area puts boating, fishing, and additional public hunting ground just minutes away. This is a rare opportunity to acquire a meaningful block of Lancaster County farmland, whether the goal is to expand a farming operation or invest in productive Nebraska ground.

Tract 1 Description:

Tract 1 is a 77.19± acre parcel in Lancaster County, Nebraska, combining tillable acres with grass and a block of mature timber that runs through the eastern and southern edge of the property. Located approximately 3 miles west of Agnew and roughly 23 miles from Lincoln, Tract 1 sits just a short drive from Branched Oak Lake, adding recreational opportunities to its value.

Deeded Acres: 77.19±
Soil Types: Burchard clay loam, Aksarben silty clay loam,
Soil PI/NCCPI/CSR2: NCCPI 59.7
CRP Acres/Payment: NA
Taxes: \$3,675
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026

Survey Needed?: No survey needed
Brief Legal: Lots 1 & 2 W1/2NW1/4 S8-T12N-R5E, Lancaster County, NE
PIDs: 608100001000
Lat/Lon: 40.0274, -96.8893
Zip Code: 68065

Tract 2 Description:

Tract 2 is a 76.97± acre Lancaster County, Nebraska farm that pairs productive ground with an established homestead. The land cover is a well-rounded combination of row crops, pasture, and acreage sites. The farmhouse (selling as-is), built in 1920, is a two-story home totaling 1,872 square feet with five bedrooms, two bathrooms, and a two-car garage, set among mature timber that lends privacy and wind protection to the home site. The timbered acreage surrounding the house continues along the property's interior draw, adding cover value alongside the farmed ground.

Deeded Acres: 76.97±
Soil Types: Yutan silty clay loam, Aksarben silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 61.7
CRP Acres/Payment: NA
Taxes: \$5,096
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026

Survey Needed?: No survey needed
Brief Legal: E1/2SE1/4 S8-T12N-R5E, Lancaster County, NE
PIDs: 608400002000
Lat/Lon: 41.0199-96.8748
Zip Code: 68065

Tract 3 Description:

Tract 3 is currently planted to beans, with grass ground rounding out the balance of the acreage. Located approximately 3 miles west of Agnew and roughly 23 miles from Lincoln, Tract 3 offers a strong combination of production history, soil quality, and grain storage infrastructure.

Deeded Acres: 157.88±
Soil Types: Aksarben silty clay loam, Yutan silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 62.6
CRP Acres/Payment: NO CRP
Taxes: 7,987
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026

Survey Needed?: No survey needed
Brief Legal: NW1/4 S16-T12N-R5E, Lancaster County, NE
PIDs: 616100001000
Lat/Lon: 41.0129, -96.8677
Zip Code: 68065

Tract 4 Description:

Tract 4 combines grass and tillable acres with an established acreage home site, giving a buyer both farm income and an opportunity for a homestead within the offering. Soils on Tract 4 are led by Yutan silty clay loam and Aksarben silty clay loam, with Burchard-Nodaway complex, Mayberry silty clay loam, and Pawnee clay loam making up smaller portions. The home (selling as-is), built in 1960, is a one-story house totaling 1,392 square feet with three bedrooms, four bathrooms, and a one-stall garage. A 48x104 shop building sits on the property as well, offering substantial covered space for equipment, livestock, or storage needs. Road frontage runs along the east side of the property on Northwest 112th Street.

Deeded Acres: 196.59±
Soil Types: Aksarben silty clay loam, Yutan silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 62.1
CRP Acres/Payment: NA
Taxes: 12,723
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026

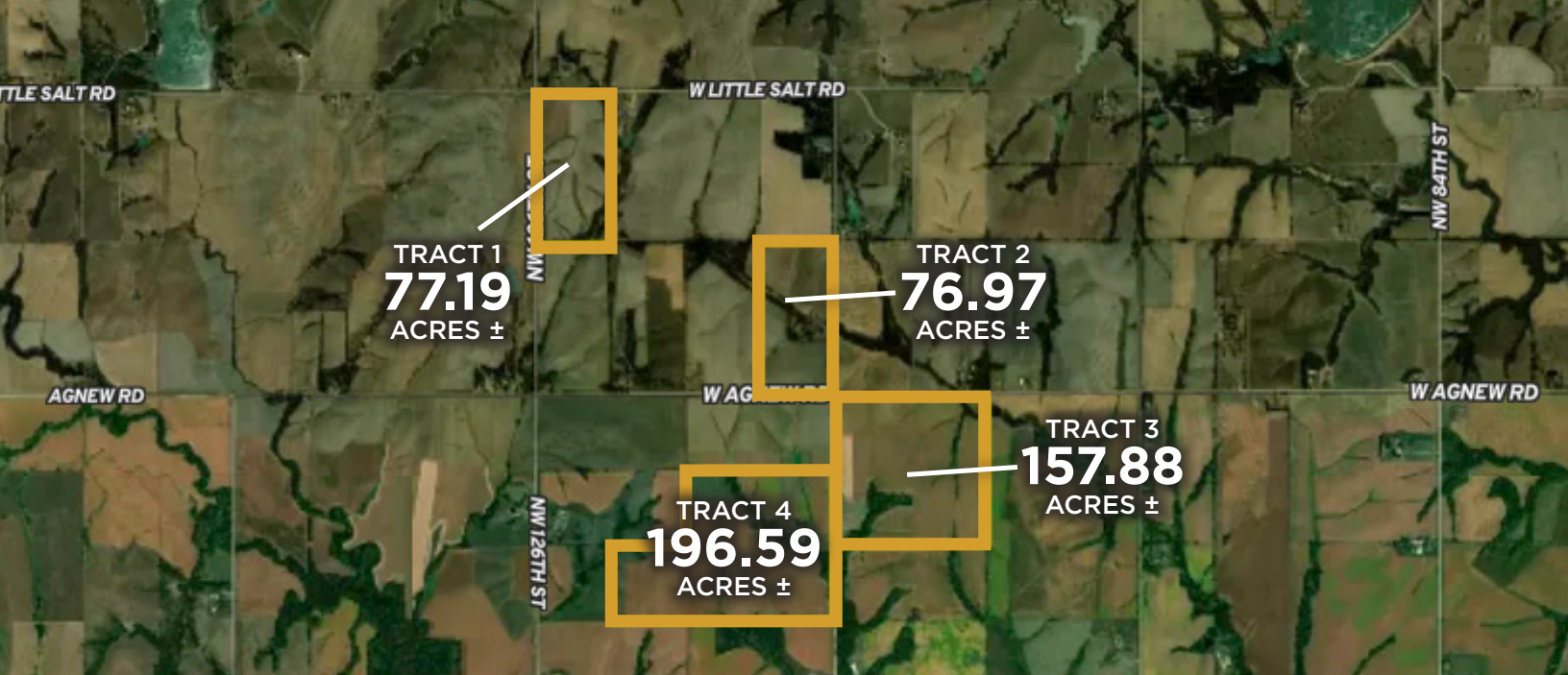
Survey Needed?: No survey needed
Brief Legal: N1/2SE1/4 & S1/2NE1/4 & Lot 16SW S17-T12N-R5E, 156.93± & 39.66± Acres, Lancaster County, NE
PIDs: 0617200002000, 0617300002000
Lat/Lon: 41.0093, -96.8782
Zip Code: 68065

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
LUKE WALLACE, AGENT: 402.340.6187 | luke.wallace@whitetailproperties.com

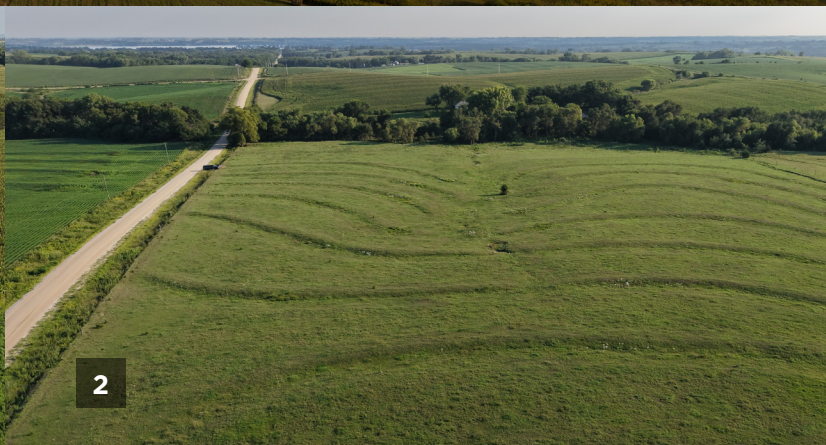
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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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