



LAND AUCTION

**MILLER-MONROE
COMPANY**

77.272 AC± | 1 TRACT | PAWNEE CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/23/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: DU BOIS COMMUNITY BUILDING

210 MINER ST, DU BOIS, NE 68345

Located approximately 10 miles from Pawnee City and just 2 miles from Dubois, this 77.272± acre dryland farm offers row-crop producers an outstanding opportunity to add high-quality, productive farmland to their operation. An extremely high portion of the property is tillable, with gently rolling topography that supports operations both big and small.

The farm boasts convenient frontage along Highway 8, providing excellent access for ag equipment and grain hauling. Soils consist predominantly of Otoe and Wymore silty clay loam. The property is sold subject to an existing ingress/egress easement, and possession is open for the 2027 growing season.

Whether you're a producer looking to expand your acres or an investor seeking quality Nebraska farmland, this Pawnee County tract checks the boxes!

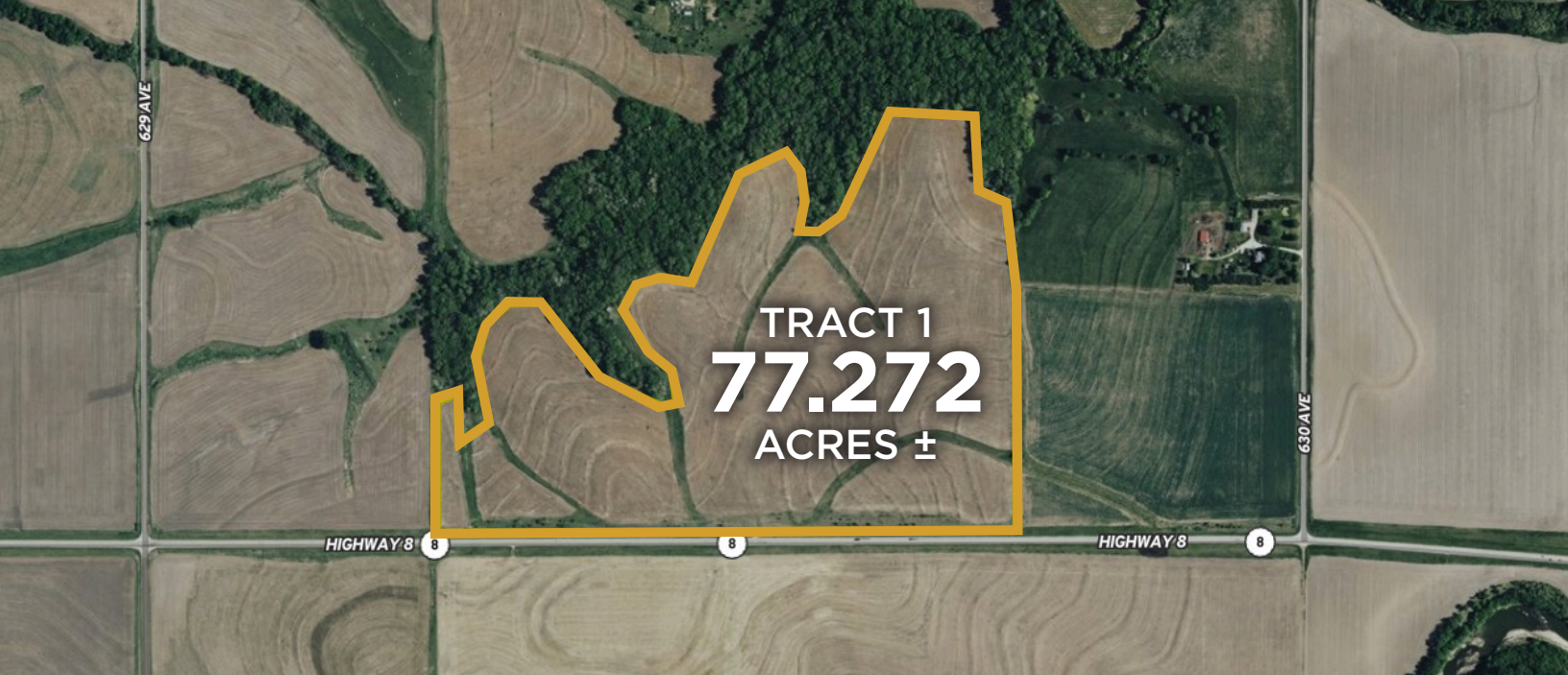
Deeded Acres:	77.272
Soil Types:	Otoe and Wymore Silty Clay Loam
Soil PI/NCCPI/CSR2:	55.3 NCCPI
CRP Acres/Payment:	No CRP
Taxes:	\$3,400**
Lease Status:	Open Tenancy for 2027 Season
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	Approx 77.272 acres in W ½ NE ¼ & E ½ NW ¼ Ex Hwy & Ex Tr. In N ¼ S13-T1N-R12E, Pawnee County, Nebraska
PIDs:	670001658
Lat/Lon:	40.0539, -96.0196
Zip Code:	68345

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

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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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