

LAND AUCTION

143.54 AC± | 1 TRACT | GOSPER CO, NE



ABSOLUTE AUCTION LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/24/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: ELWOOD CIVIC CENTER
104 ROCKFORD ST, ELWOOD, NE 68937

143.54± Acres of Irrigated, Dryland & Pasture

SELLING ABSOLUTE: Productive Nebraska farm offered at auction consisting of approximately 143.54± acres, including 99.69± acres of irrigated cropland, 38.86± acres of cattle pasture, and 3.66± acres of dryland cropland.

The 99.69± irrigated acres feature predominantly Class I and Class II Holdrege Silt Loam and Holdrege-Uly Silt Loam soils, providing an excellent foundation for strong crop production. The property has a good production history and is equipped with a Reinke 8-tower center pivot and Case IH diesel power unit. Irrigation water is supplied by a 330' deep well pumping at 800 gal/min.

The additional 38.86± acres of cattle pasture provide valuable grazing ground.

The house and yard are not included in the sale, but will be offered for sale to the highest bidder if interested.

This property offers a versatile combination of quality irrigated cropland, pasture, dryland acres, dependable irrigation infrastructure, and strong agricultural potential—an excellent opportunity to add productive acres to an existing operation or investment portfolio.



**ABSOLUTE
AUCTION**



Deeded Acres:	143.54± acres
FSA Farmland Acres:	106.56±
Soil Types:	HoldregeUly silt loams 29.7%; Holdrege silt loam 29.0%, ColyUly silt loams, 25.4%
Soil PI/NCCPI/CSR2:	NCCPI Corn 45.7/NCCPI Soybeans 67.1
CRP Acres/Payment:	No CRP
Taxes:	TBD after survey
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	Seller to survey off the homestead after the auction
Brief Legal:	Pt SW ¼ S26 T6N R23W Gosper co NE
PIDs:	Part of PID 370009509
Lat/Lon:	40.4559; -99.901
Zip Code:	68922

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENNON MALCOM, AGENT: 308.746.1174 | brennon.malcom@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 | Brennon Malcom, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC 308.746.1174 | Cody Lowderman, NE Auctioneer, 20130394



TRACT 1
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