



LAND AUCTION

367.5 AC± | 3 TRACTS | RICHARDSON CO, NE

**MILLER-MONROE
COMPANY**

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/23/26 **AUCTION TIME:** 4 PM CT

AUCTION HELD AT: ELKS LODGE
1417 STONE ST, FALLS CITY, NE 68355

This 367.5± acre offering brings together three contiguous tracts of Richardson County, Nebraska, farmland in a single opportunity for a buyer looking to add a meaningful block of row crop ground in one transaction. Tract 1 lies north of the drainage, Tract 2 lies south of the drainage, and Tract 3 rounds out the offering. All three tracts sit approximately 1.5 miles from Rulo, Nebraska, and 1.5 miles from Highway 159.

The combined acreage shares a common foundation of nearly level topography and productive soils. Zook silty clay loam is the predominant soil type across all three tracts, with Wabash silty clay loam present on Tract 1 and Kennebec silt loam present on Tract 2. This combination of soils, along with the flat, workable ground, supports efficient row crop production across the entire offering. A high percentage of the total acreage is currently in production.

Access throughout the offering is available from county roads and/or the levee, giving a buyer practical entry to each tract. The location provides good proximity to the state highway system, with I-29 not far away for hauling grain or moving equipment. All three tracts are open for the 2027 growing season, allowing a new owner to begin putting the property to productive use.

Bottom-ground farms like this are highly sought after, and having multiple tracts of manageable size will only add to the desirability. Whether you're looking to add acres to your operation or invest, you're not going to want to miss this opportunity. Bid online or in person for your chance to own quality dirt!

Tract 1 Description:

This 180± acre tract lies north of the bisecting drainage, just 1.5 miles from Rulo, Nebraska, and 1.5 miles from Highway 159. The ground is nearly level and predominantly Zook silty clay loam, with some Wabash silty clay loam. A high percentage of the acreage is in production, with access from county roads and/or the levee. The farm is open for the 2027 growing season and offers good proximity to the state highway system, with I-29 not far away.

Deeded Acres: 180± Acres
FSA Farmland Acres: 175±
Soil Types: Zook silty clay loam, some Wabash silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 59.8
CRP Acres/Payment: NA
Taxes: \$9,503 estimated
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: Split between Buyer & Seller, if needed
Brief Legal: E ½ SW ¼, NW ¼ SW ¼ & SE ¼ All north of the central waterway, S23 T1N R17E Richardson Co NE
PIDs: 740014137,
Lat/Lon: 40.0338, -95.4737
Zip Code: 68341

Tract 2 Description:

This 137.5± acre tract lies south of the bisecting drainage, approximately 1.5 miles from Rulo, Nebraska, and 1.5 miles from Highway 159. The ground is nearly level and predominantly Zook silty clay loam, with some Kennebec silt loam. A high percentage of the acreage is in production, with access from county roads and/or the levee. The farm is open for the 2027 growing season and offers good proximity to the state highway system and I-29. This tract also offers a mature block of timber just off the Big Nemaha River. The river and levee create a natural funnel for deer traveling through the area. Utilize the crop field as the ultimate late-season standing grain food source!

Deeded Acres: 137.5± Acres
FSA Farmland Acres: 129.8±
Soil Types: Mainly Zook silty clay loam, some Kennebec silt loam
CRP Acres/Payment: N/A
Taxes: \$7,426 Estimated
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey: Split between Buyer and Seller, if needed
Brief Legal: S1/2SW1/4, NW1/4SW1/4 & S1/2SE1/4 All south of the central waterway and north of the levee, S23 - T1North - R17E, Richardson County, Nebraska
PIDs: 740014137, 740014145, 740030116
Lat/Lon: 40.0305, -95.4762
Zip Code: 68341

Tract 3 Description:

This 50± acre tract is located in Richardson County, approximately 1.5 miles from Rulo, Nebraska, and 1.5 miles from Highway 159. The ground is nearly level and predominantly Zook silty clay loam. A high percentage of the acreage is in production, with access from county roads and/or the levee. The farm is open for the 2027 growing season and offers good proximity to the state highway system and I-29.

Deeded Acres: 50±
FSA Farmland Acres: 47±
Soil Types: Zook silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 77.3
CRP Acres/Payment: None
Taxes: 2,711
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: LOT 10 NW ¼ S25 T1N R17E, Richardson Co NE
PIDs: 740012959
Lat/Lon: 40.0247, -95.4602
Zip Code: 68341

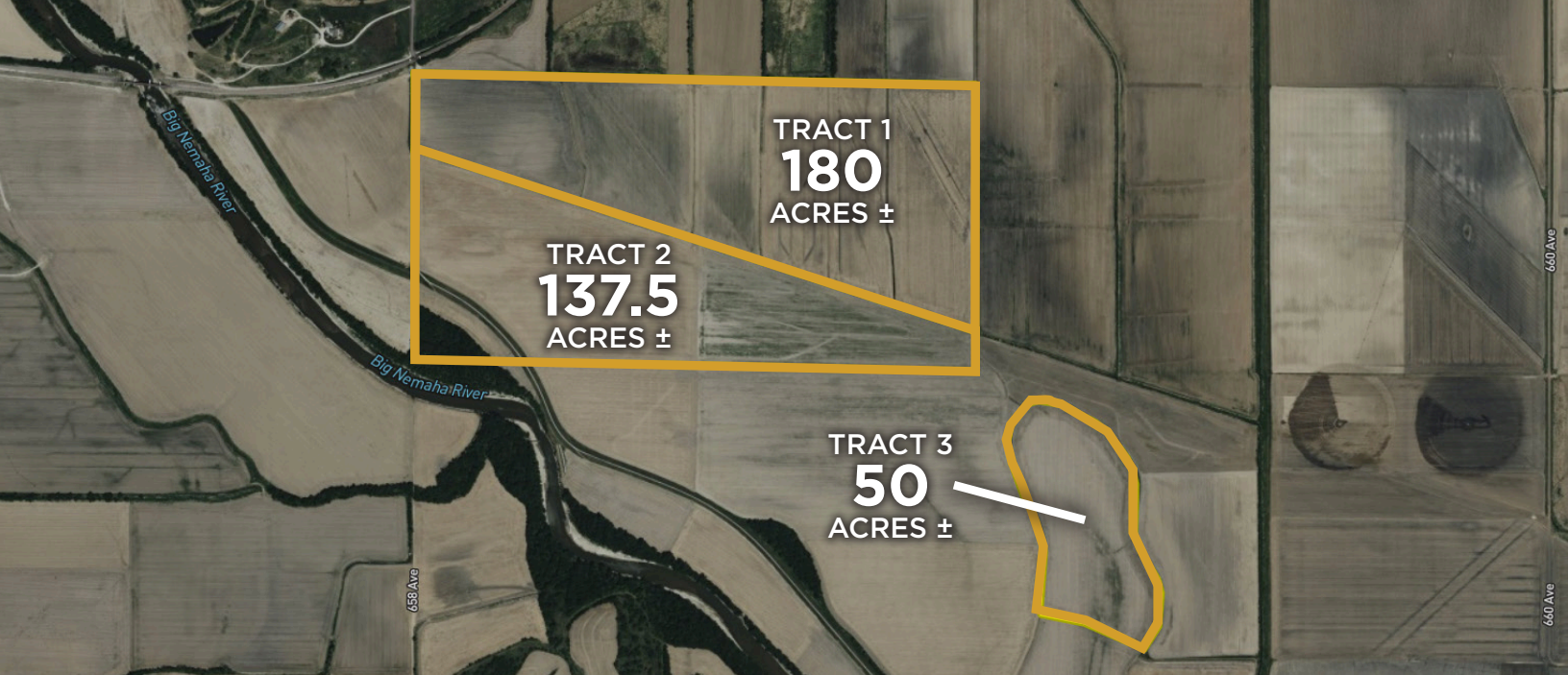


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