LAND AUCTION

160 AC± | 1 TRACT | PAWNEE CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/16/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: BURCHARD COMMUNITY CENTER

301 SECOND ST, BURCHARD, NE 68323

Dryland quarter in Pawnee County, Nebraska, approximately 3.5 miles from Burchard and 1 mile from Highway 4. The farm offers 122± tillable acres and just over 24 acres in CRP through September 2030, with grasses specifically planted for nesting and brood-rearing upland bird habitat. Soils are primarily Pawnee, Burchard, and Wymore clay loams. County road access makes this a practical addition to an operation or a long-term investment.



Tract 1 Description:

Selling at auction: 160± acres in Pawnee County, Nebraska, located approximately 3.5 miles from Burchard and 1 mile from Highway 4. The farm offers 122 ± acres under crop, with soils made up primarily of Pawnee, Burchard, and Wymore clay loams and a weighted NCCPI of 56.1. Just over 24 acres are enrolled in CRP across two fields through September 2030, seeded with grasses planted for nesting and brood-rearing bird habitat. Gently rolling ground, two small waterways, and small blocks of timber round out the property. County road access on two sides makes this a practical addition to an existing operation or a long-term investment with CRP income through 2030.

Tract #:	1
Deeded Acres:	160±
FSA Farmland Acres:	122±
Soil Types:	Pawnee/Burchard clay loam & Wymore silty clay loam
Soil PI/NCCPI/CSR2:	56.1 NCCPI
CRP Acres/Payment:	24.25 (Exp 9/2030)
Taxes:	$2,849
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	NE ¼ S35-T3N-R9E, Pawnee County, Nebraska
PIDs:	670002790
Lat/Lon:	40.1865, -96.3749
Zip Code:	68323

BUYERS PREMIUM: No buyer's premium or internet fees

TAXES: 2026 taxes will be paid for by seller

TENANCY: Open tenancy for 2027

RENTS: Seller retains 2026 crop and CRP payment; 2027 and subsequent to Buyer

MINERALS: Seller-owned rights will convey

CLOSING COSTS: 50/50 Buyer and Seller, Seller to pay State Doc Tax Stamp

CLOSING DATE: On or before 30 days from Seller acceptance

DOWN PAYMENT: 10%

POSSESSION DATE: At closing

SURVEY: No survey needed

SELLER: Sarah Jury, Trustee

SALE ORDER: By the Acre

SALE METHOD: Sells Subject to seller acceptance

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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