

# LAND AUCTION

226.73 AC± | 2 TRACTS | LANCASTER CO, NE



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 7/23/26 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** HALLAM AUDITORIUM, 315 MAIN ST, HALLAM, NE 68368

**PROPERTY PREVIEW:** CALL FOR APPOINTMENT

This multi-use acreage in Lancaster County offers a functional combination of agricultural & livestock production, infrastructure, and recreational opportunity—all within approximately 10 miles of Lincoln and roughly 4.5 miles from Highway 77. The location provides efficient access to town while maintaining the space and versatility buyers look for in a rural property.

The farm benefits from county road frontage on two sides, improving accessibility for equipment and livestock movement, as well as potential future improvements. Power and water are already established on both sides of the property, offering flexibility for expansion, additional building sites, or operational adjustments.

The land presents a balanced mix of hay, alfalfa, row crop production, and pasture. This diversity supports multiple agricultural strategies. The east boundary is secured with high-tensile fencing, offering infrastructure that reduces upfront improvement costs. The combination of open ground and protected areas also makes the property suitable for a horse operation.

Three outbuildings and an additional garage provide ample storage capacity for equipment, feed, hay, or livestock needs. The scale of storage accommodates a range of operations—from small-scale hobby farming to a more structured cattle program.

From a recreational standpoint, the property contains the tailwaters of Salt Creek Reservoir 13-B, which flow through the farm, creating a slough area that enhances habitat diversity. These acres help support upland bird and waterfowl as well as whitetail deer ecosystems. The slough configuration offers an ideal natural location for waterfowl setups with minimal intrusion into the rest of the farm.

Timbered draws with mature trees provide bedding cover for deer and travel corridors for wildlife. Established hedgerows contribute additional protection for livestock while enhancing habitat structure. The mix of open forage, crop ground, timbered pockets, and water access creates year-round wildlife utility without sacrificing agricultural productivity.

For buyers seeking a property that supports income potential, livestock infrastructure, recreational value, and proximity to Lincoln, this acreage checks multiple operational boxes. The layout allows for continued agricultural use while preserving habitat features that contribute to long-term land value and enjoyment.

Whether you're looking for acres to expand your current operation or just looking for a convenient place to escape the hustle and bustle of city life, you're not going to want to miss this opportunity!

## Tract 1: 157.1± acres

This multi-use acreage in Lancaster County offers a functional combination of agricultural & livestock production, infrastructure, and recreational opportunity—all within approximately 10 miles of Lincoln and roughly 4.5 miles from Highway 77. The location provides efficient access to town while maintaining the space and versatility buyers look for in a rural property.

The farm benefits from county road frontage with power and water already established on the property, offering flexibility for expansion, additional building sites, or operational adjustments.

The land boasts rolling topography with a balanced mix of hay, alfalfa, and tillable production acres. This diversity supports multiple production strategies.

Two outbuildings and an additional garage provide ample storage capacity for equipment, feed, hay, or livestock needs. The scale of storage accommodates a range of operations—from small-scale hobby farming to more structured programs.

**Deeded Acres:** 157.05±  
**FSA Farmland Acres:** 90±  
**Soil Types:** Shelby clay loam, Lamo silty clay loam, Mayberry silty clay loam  
**Soil PI/NCCPI/CSR2:** 60.1  
**CRP Acres/Payment:** NA  
**Taxes:** \$6219.68  
**Lease Status:** 60/40 on tillable, 50/50 hay & alfalfa

**Possession:** Immediate possession at closing  
**Survey Needed?:** No survey needed  
**Brief Legal:** E ½ SW ¼ & W ½ SE ¼ S7-T7N-R6E  
**PIDs:** 707300002000  
**Lat/Lon:** 40.5845, -96.8064  
**Zip Code:** 68368

## Tract 2: 69.68± acres

This multi-use acreage in Lancaster County offers a functional combination of agricultural & This 69.68± acre tract in Lancaster County offers a functional combination of agricultural utility, infrastructure, and location. Positioned approximately 10± miles from Lincoln and just 4.5± miles from Nebraska Highway 77, the property provides convenient access while maintaining the characteristics buyers look for in a productive rural holding.

The land consists of a mix of hay ground and pasture, which is ideal for the diversified small-scale agricultural operation. The existing high-tensile fence surrounds the majority of the property, offering immediate functionality for cattle or other livestock.

Access is a notable strength. The farm features good county road frontage on two sides. Dual road frontage can also support future planning considerations, whether for operational efficiency or potential division, subject to county approval.

**Deeded Acres:** 69.68±  
**FSA Farmland Acres:** 67.55±  
**Soil Types:** Pawnee Clay loam & Wymore silty clay loam  
**Soil PI/NCCPI/CSR2:** 55.5  
**CRP Acres/Payment:** NA  
**Taxes:** \$2430  
**Lease Status:** Pasture leased, 50/50 hay shares

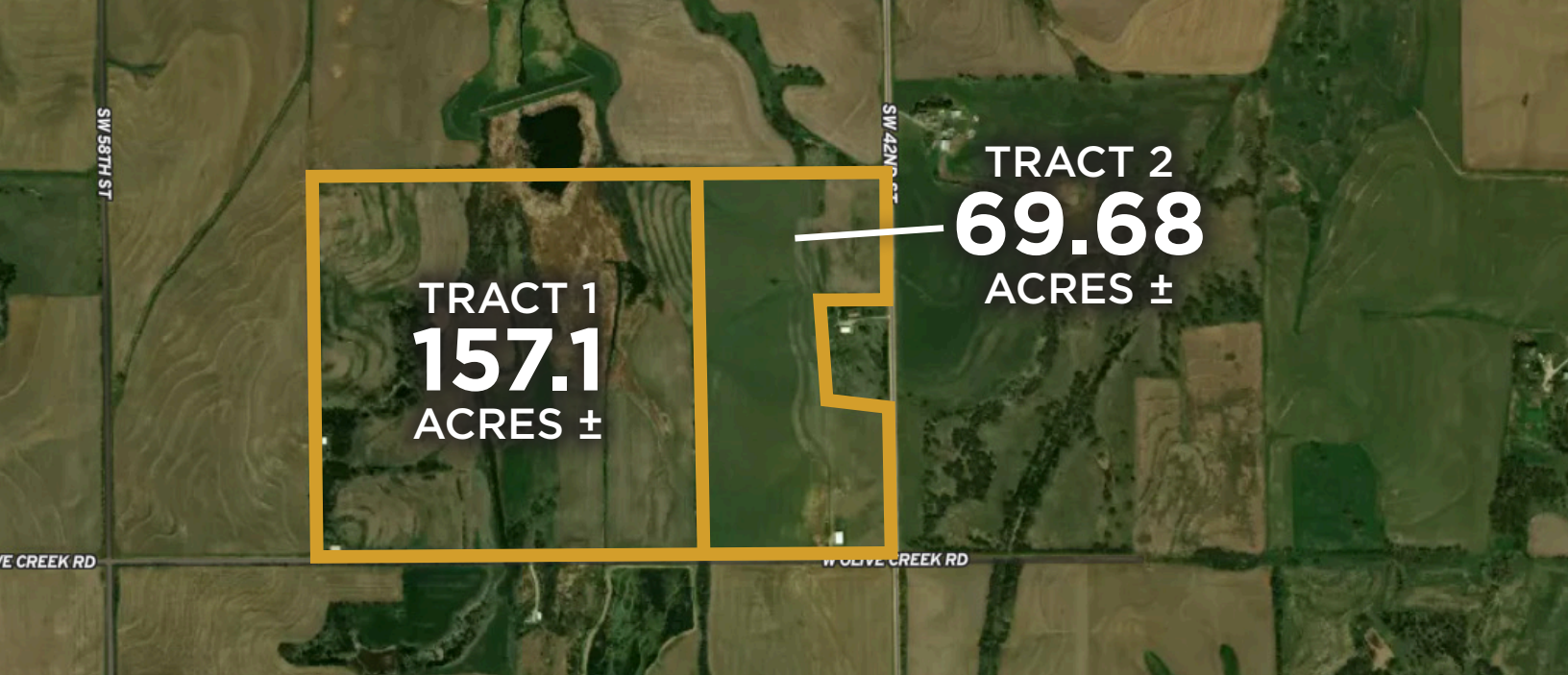
**Possession:** Immediate possession at closing  
**Survey Needed?:** No survey needed  
**Brief Legal:** Lot 3 SE ¼ S7-T7N-R6E  
**PIDs:** 707400001000  
**Lat/Lon:** 40.5848, -96.7833  
**Zip Code:** 68368

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

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TRACT 1  
**157.1**  
ACRES ±

TRACT 2  
**69.68**  
ACRES ±

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