

LAND AUCTION



120 AC± | 1 TRACT | CUMING CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/26/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: NIELSEN COMMUNITY CENTER
200 ANNA STALP AVENUE, WEST POINT, NE 68788

HIGH-QUALITY TILLABLE FARM WITH CLOSE PROXIMITY TO WEST POINT, LYONS, OAKLAND AND BANCROFT.



TRACT 1 DESCRIPTION:

Located just 8 miles northeast of West Point, Nebraska, this highly productive farmland offers a rare chance to invest in premium agricultural property. Featuring gently rolling topography, the land is comprised primarily of Nora silt loam and Alcester silty clay loam soils, both known for their excellent fertility and productivity. With good county road access and highways nearby, the property is easily accessible for farming operations and transportation needs. Power is available along L Road, providing added convenience (buyers are encouraged to confirm availability with the provider).

This farm presents an incredible opportunity for producers, investors, and those looking to expand their agricultural portfolio. Its strategic location, combined with exceptional soil quality and accessibility, makes it a sound investment and a valuable addition to any portfolio. Don't miss out on this rare opportunity—contact the agent for auction details and a property tour!

Deeded Acres: 120
Soil Types: Nora silt loam & Alcester silty clay loam
Soil PI/NCCPI/CSR2: 70.3
CRP Acres/payment: NA
Taxes: \$6,140.22
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: W ½ SW ¼ & SE ¼ SW ¼ S1 T22N R7E Cuming Co, NE
PIDs: 6832000
Lat/Lon: 41.9043, -96.5704
Zip Code: 68038



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

BILLY CHROMY, AGENT: 402.277.0024 | bill.chromy@whitetailproperties.com
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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 | Billy Chromy, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 402.277.0024 | Luke Wallace, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 402.340.6187 | Cody Lowderman, NE Auctioneer, 20130394



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