

# LAND AUCTION



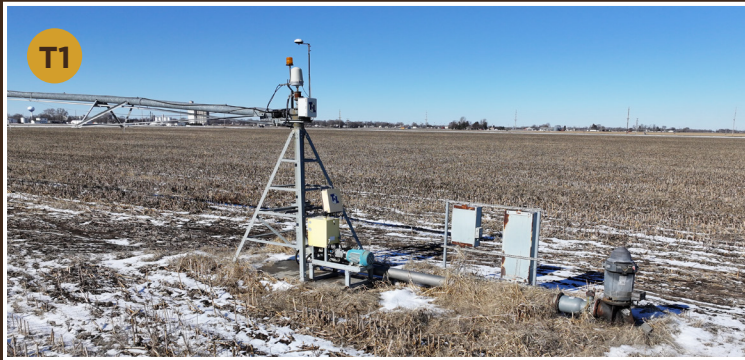
## 382.25 AC± | 3 TRACTS | HALL CO, NE

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

**AUCTION DATE:** 2/26/25 | **AUCTION TIME:** 4 PM CT

**AUCTION HELD AT:** COMMUNITY ROOM  
108 WEST 10TH ST, WOOD RIVER, NE 68883

Offering three tracts of irrigated farmland south of Wood River, NE, with open tenancy for 2025. First time offered for public sale in several generations. Bid, buy and plant this spring on your choice of productive farmland in Hall Co. Convenient access and convenient locations make this highly desirable farmland.



**TRACT 1 DESCRIPTION: 155.62± ACRES**  
Prime Irrigated Cropland Adjacent to Wood River

This highly productive tract is ideally located right next to the town of Wood River, Nebraska, offering convenience and accessibility. The land features excellent irrigated soils, perfect for growing a wide variety of crops, from corn and soybeans. The established, efficient irrigation system ensures that crops receive optimal water, even in drier seasons. With its close proximity to town, this tract provides easy access to local markets and agricultural infrastructure, making it a rare opportunity to own prime farmland right next to Wood River.

- 2012 7 Tower T&L pivot with 215ft corner system
- 50hp Electric motor

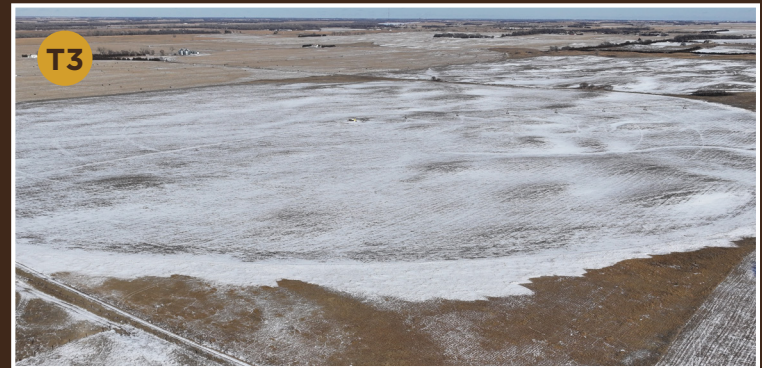
**Deeded acres:** 155.62±  
**Soil Types:** Hall silt loam, Brocksburg loam  
**Soil PI/NCCPI/CSR2:** NCCPI 74.6  
**CRP Acres/payment:** NO CRP  
**Taxes:** \$11,727.26  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** No survey needed  
**Brief Legal:** 155.62± acres NW ¼ S29 T10N R11W Hall Co, NE  
**PIDs:** 400221950, 400221969  
**Lat/Lon:** 40.8114, -98.5829  
**Zip Code:** 68883

**TRACT 2 DESCRIPTION: 64.13± ACRES**  
Premium Irrigated Land Just South of Wood River

Located just one mile south of Tract 1, west of the Wood River Golf Course, this tract offers more exceptional irrigated acreage. The fertile, well-drained soils on this property, combined with a reliable irrigation system, make it ideal for producing high yields of corn, soybeans, and other crops. The land benefits from its strategic location, with easy access to town and major transportation routes. This tract offers the opportunity for continuous, high-output farming in a highly desirable area.

- 2003 6 Tower T&L Pivot
- Gearhead 1:1 Ratio 80hp

**Deeded acres:** 64.13±  
**Soil Types:** Oneill and Pivot loams, Brocksburg loam, Oneill sandy loam  
**Soil PI/NCCPI/CSR2:** NCCPI 56.3  
**CRP Acres/payment:** NO CRP  
**Taxes:** \$3568.08  
**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:** 64.13± acres pt N ¼ NEW ¼ S32 T10N R11W Hall Co, NE  
**PIDs:** 400222213, 400222205  
**Lat/Lon:** 40.7988, -98.5747  
**Zip Code:** 68883



**TRACT 3 DESCRIPTION: 162.5± ACRES**  
Scenic Irrigated Acreage South of the Platte River

Situated south of the Platte River, this tract features hilly terrain with a unique landscape, perfect for those seeking both productivity and scenic beauty. Despite the elevation changes, the land is well-suited for irrigation and crop production, with high-quality soil that supports strong yields. Accessed via a gravel road, this property offers the perfect balance of privacy and easy access to nearby towns. The area is ideal for producing specialty crops or diversifying your farming operation. The location south of the Platte River provides a peaceful setting with ample opportunities for agricultural ventures. \*\*\*Note: This tract has a cover crop and fall-applied fertilizer. The new owner will reimburse the tenant for that cover crop and fertilizer. Call the agent for details.\*\*

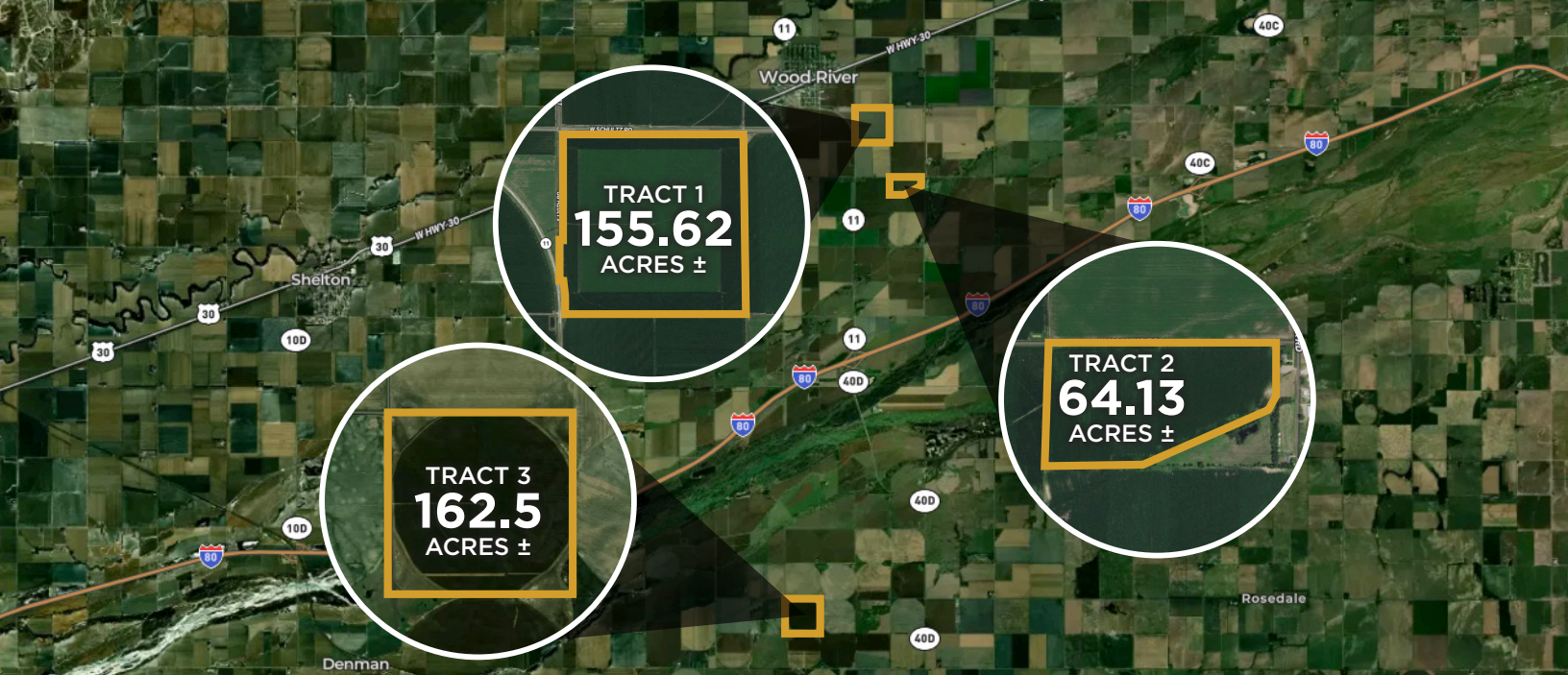
- 2016 Case P110 Diesel Power unit 8,500hrs Tier 3
- Gearhead 11:10 Ratio 125hp

**Deeded acres:** 162.5±  
**Soil Types:** Valentine loamy fine sand, Simeon sandy loam, Gates silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 34.3  
**CRP Acres/payment:** NO CRP  
**Taxes:** \$7,626.36  
**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:** 162.5± acres NW ¼ S31 T9N R11W Hall Co, NE  
**PIDs:** 400230615  
**Lat/Lon:** 40.709, -98.602  
**Zip Code:** 68883

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**



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