

LAND AUCTION



401.38 AC± | 3 TRACTS | BUFFALO CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/10/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: COMMUNITY CENTER

110 N MAIN ST, AMHERST, NE 68812

401.38± acres offered in three tracts near Amherst, NE. Diverse land with tillable, pasture, hay production and recreational land. Highlights include great access, diverse property, good soils, good fencing and water sources. Come bid your price on one or all three tracts of this desirable Buffalo Co land.



TRACT 1 DESCRIPTION: Buffalo County Rolling Hills Tillable Acres With Hay Production

159.51±/- acre property in Buffalo County, featuring a mix of tillable land and high-quality hay production. This versatile acreage offers numerous opportunities for agricultural use, making it ideal for farmers and ranchers alike. The tillable acres provide excellent potential for crop production, while the lush fields are perfect for high-yield hay operations.

Additionally, the diverse landscape offers hunting possibilities, making it an attractive option for outdoor enthusiasts seeking a recreational retreat. Conveniently located, this property offers easy access to local amenities while maintaining the peace and tranquility of rural living. With its combination of productive land and recreational opportunities, this property is a rare find. Don't miss out on this unique opportunity to own a substantial piece of Buffalo County land.

- Buildable • Great access from Highway 40 • Amazing views from every corner of the property

Deeded Acres: 159.51± acres
FSA Farmland Acres: 63.48±
Soil Types: Coly, Uly and Hobbs soils, Coly silt loam
Soil PI/NCCPI/CSR2: 60.9
CRP Acres/payment: NO CRP
Taxes: \$2,452.22
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: NE ¼ S6 T10N R17W Buffalo Co, NE
PIDs: 440194000
Lat/Lon: 40.86983, -99.29794
Zip Code: 68812

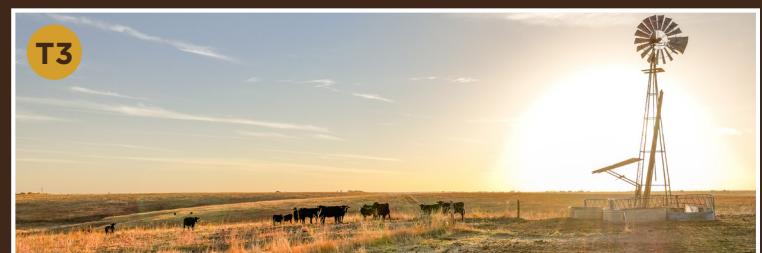
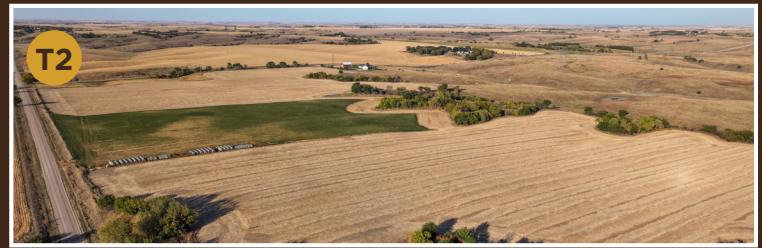
TRACT 2 DESCRIPTION: Buffalo County Tillable Acres With Alfalfa Production

81.87±/- acre property in Buffalo County, located near Amherst and just 18 miles from Kearney. This land boasts a strong production history, featuring prime tillable acres and high-quality alfalfa production, making it an excellent choice for farmers and landowners alike. In addition to its agricultural potential, the property includes timber acres, providing the perfect opportunity for hunters to set up stands and enjoy a successful hunting season.

The diverse landscape enhances farming and recreational opportunities, making this land versatile. Conveniently located, this acreage combines accessibility to local amenities with the tranquility of rural living.

- Alfalfa production • Great location to build a home • 1/2 mile from Highway 40

Deeded Acres: 81.87±
FSA Farmland Acres: 68±
Soil Types: Holdrege silt loam, Holdrege Hall silt loam, Coly silt loam
Soil PI/NCCPI/CSR2: 69.7
CRP Acres/payment: No CRP
Taxes: \$1,561.28
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 NW ¼ S5 T10N R17W Buffalo Co, NE
PIDs: 440192000
Lat/Lon: 40.86933, -99.29084
Zip Code: 68812

TRACT 3 DESCRIPTION: Buffalo County Pasture Ground

160+/-acre pasture with an excellent rotational grazing and livestock management opportunity. Located with easy access from the county road on the west side, the property is well-suited for agricultural use and is just 18 miles from Kearney. The land is ideal for rotational grazing, promoting sustainable livestock practices. A large livestock pond provides an additional water source, complementing the solar well located at the center of the pasture, enhancing usability and supporting livestock needs.

The property is also well-fenced, ensuring the security of your animals. With direct access from the county road, transporting livestock and equipment is convenient. This land is perfect for cattle, allowing for various agricultural opportunities. Whether you want to expand your operation or start a new one, this property offers a solid foundation.

Set in a quiet rural area, this property combines the peace of country living with accessibility to Kearney and its services. Don't miss the chance to own this substantial piece of pastureland.

- Rotational grazing established • Solar well located at the center
- Easy access from Daykin Road • approximately 1.5 miles from Highway 40

Deeded Acres: 160± acres
FSA Farmland Acres: NA
Soil Types: Coly, Uly and Hobbs soils, Uly and Holdrege silt loams, Holdrege silt loam
Soil PI/NCCPI/CSR2: 61.9
CRP Acres/payment: No CRP
Taxes: \$2,280.30
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: NW ¼ S32 T 11N R17W Buffalo Co, NE
PIDs: 220054000
Lat/Lon: 40.88591, -99.2886
Zip Code: 68812

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.



TRACT 3
160
ACRES ±

TRACT 1
159.51
ACRES ±

TRACT 2
81.87
ACRES ±

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T1

T2

T3

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