



LAND AUCTION

**MILLER-MONROE
COMPANY**

69.45 AC± | 1 TRACT | RICHARDSON CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/1/25 | AUCTION TIME: 10 AM CT

**AUCTION HELD AT: ELKS LODGE, 1417 STONE ST
FALLS CITY, NE 68355**

Whether you're looking to expand your current operation or looking for a diverse property in a convenient location, this is the one! The late contract CRP affords you the opportunity to turn some acres back into production. An older home site lies in the north-central portion of the property. Barney's Branch Creek winds its way through the eastern portion of the property while an established catch pond gathers runoff from the western portion. The mature timber along the creek coupled with the convenient highway access would be an ideal location to build your future acreage. If you're looking to add acres or just looking for your future getaway, you aren't going to want to miss out on this one. Call Luke Wallace (Ranch & Farm Auctions) or Doug Waller (Miller Monroe Company) for more information!



Deeded acres:	69.45+/-
FSA Farmland Acres:	48.1+/-
Soil Types:	Aksarben silty clay loam, Morrill, Wymore silty clay loam
Soil PI/NCCPI/CSR2:	63.2
CRP Acres/payment:	44.55± acres/payment \$187.00/acre
Taxes:	\$1,956.84
Lease Status:	CRP expiring 9/30/25
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	N ½ NE ¼ Less Road S15 T2N R14E, 69.45+/- Acres, Richardson County, Nebraska
PIDs:	740039857
Lat/Lon:	40.1436, -95.8275
Zip Code:	68337

**WHITETAIL PROPERTIES REAL ESTATE, LLC - LUKE WALLACE, AGENT 402.340.6187
MILLER-MONROE COMPANY - DOUG WALLER, AGENT 402.720.7586**

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 | Luke Wallace, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 402.340.6187 | Cody Lowderman, NE Auctioneer, 20130394



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