



LAND AUCTION

**MILLER-MONROE
COMPANY**

149.03 AC± | 1 TRACT | RICHARDSON CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/3/25 AUCTION TIME: 11 AM CT

**AUCTION VENUE LOCATION: ELKS LODGE, 1417 STONE ST
FALLS CITY, NE 68355**

Here is an excellent opportunity to own a southeastern Nebraska farm and add a high-quality tract to your land portfolio or current operation. With Highway 62 frontage providing convenient access, this farm features a gently rolling topography and is comprised of a high percentage of tillable acres.

The soils are primarily Aksarben and Yutan silty clay loam—both well-regarded for their productivity—making this a strong candidate for row crop operations. A pond is also located along the west-central portion of the farm.

Possession is subject to the current tenancy, which expires on 2/2026. The new owner will have full possession for the 2026 growing season.

Don't miss the chance to bid on a well-located, highly tillable tract, live water and highway access.



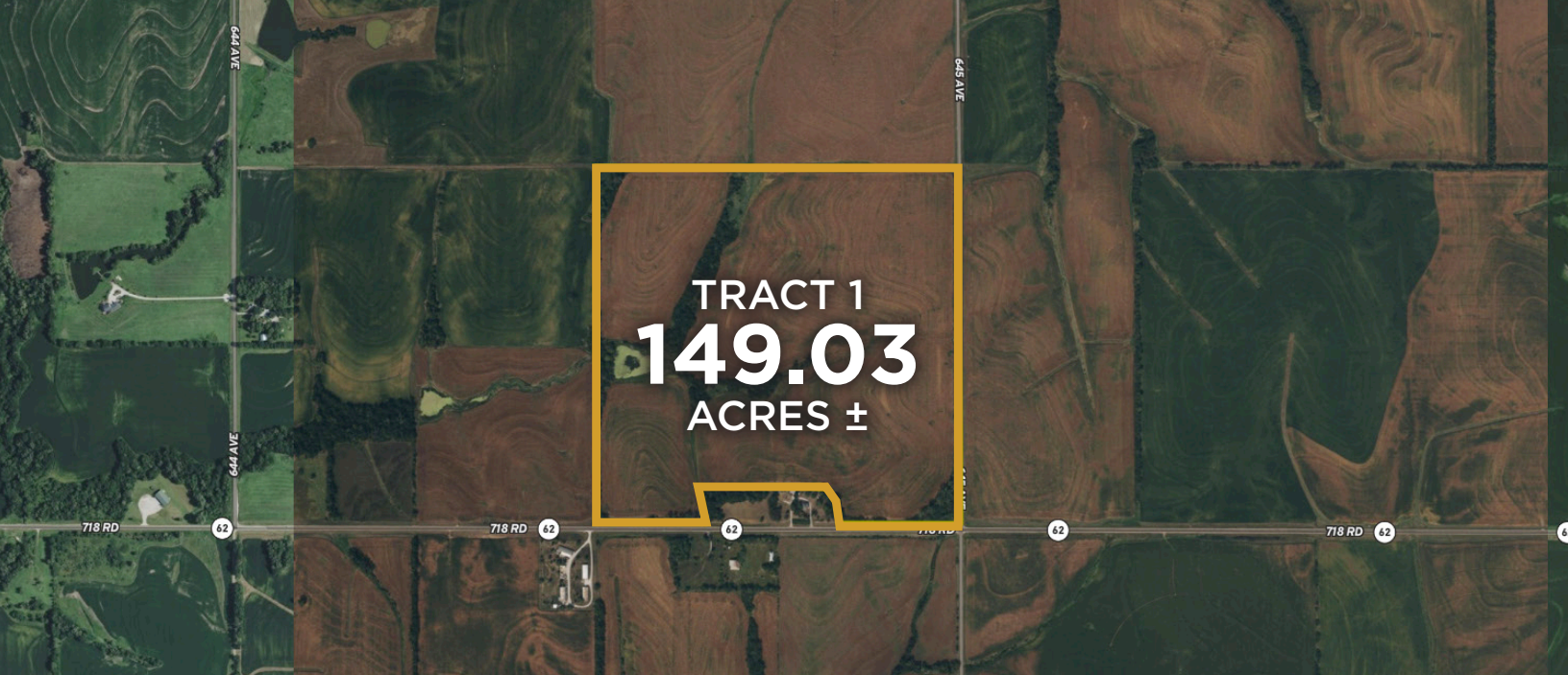
Deeded Acres:	149.03
FSA Farmland Acres:	138.65
Soil Types:	Aksarben and Yutan silty clay loam
Soil PI/NCCPI/CSR2:	NCCPI 63
CRP Acres/Payment:	NO CRP
Taxes:	\$4,563
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	No survey needed
Brief Legal:	149.03+/- acres in the SE1/4 S9 T3N R15E, Richardson County, Nebraska
PIDs:	740049291, 740049283
Lat/Lon:	40.2383, -95.7352
Zip Code:	68442

WHITETAIL PROPERTIES REAL ESTATE, LLC - LUKE WALLACE, AGENT 402.340.6187
MILLER-MONROE COMPANY - DOUG WALLER, AGENT 402.720.7586
MILLER-MONROE COMPANY - STEVE SIMON, AGENT 402.245.8151

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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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