

LAND AUCTION



320 AC± | 2 TRACTS | PAWNEE CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/2/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: BURCHARD COMMUNITY CENTER, 301 SECOND ST, BURCHARD, NE 68323

This auction presents a unique opportunity to purchase two tracts of highly productive, gently rolling dryland acres located just south of Lewiston and northwest of Burchard in Pawnee County, Nebraska. Together, these adjoining quarters offer a high percentage of tillable acres, making them an excellent choice for expanding operations, starting a new farm, or investing in quality agricultural land.

Both tracts feature soils comprised primarily of Pawnee clay loam and Wymore silty clay loam. Tract 1 has county road access on two sides, a former bin and shop site, as well as a catch pond. Tract 2 lies directly adjacent to county road access along the west and south sides, offering additional scale and efficiency for producers seeking larger operations.

With convenient access to Highway 4 in two directions, the farms combine productivity with accessibility. Whether purchased individually or together, these tracts offer strong long-term potential for both producers and investors.



TRACT 1 DESCRIPTION:

Here is a great opportunity to own a gently rolling dryland farm with highway access only a short distance in two directions. Located just south of Lewiston and northwest of Burchard, this farm offers county road access on two sides, an old bin and shop site, as well as a catch pond. Tract 1 is comprised mainly of Pawnee clay loam soils. With only a few miles' drive in two directions, you'll be on Highway 4. With just under 149 acres under crop, this quarter boasts a high percentage of tillable acres. Whether you're looking to expand your current operation, begin an operation, or invest in agriculture, you're not going to want to miss this opportunity!

Deeded Acres:	160
FSA Farmland Acres:	148.9
Soil Types:	Pawnee clay loam and Wymore silty clay loam soils
Soil PI/NCCPI/CSR2:	57
CRP Acres/payment:	None
Taxes:	3,237
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to owner's rights for the 2025 growing season
Survey needed?:	No survey needed
Brief Legal:	NW ¼ S28 T3N R9E Pawnee Co, NE
PIDs:	670002987
Lat/Lon:	40.2005, -96.4214
Zip Code:	68323

TRACT 2 DESCRIPTION:

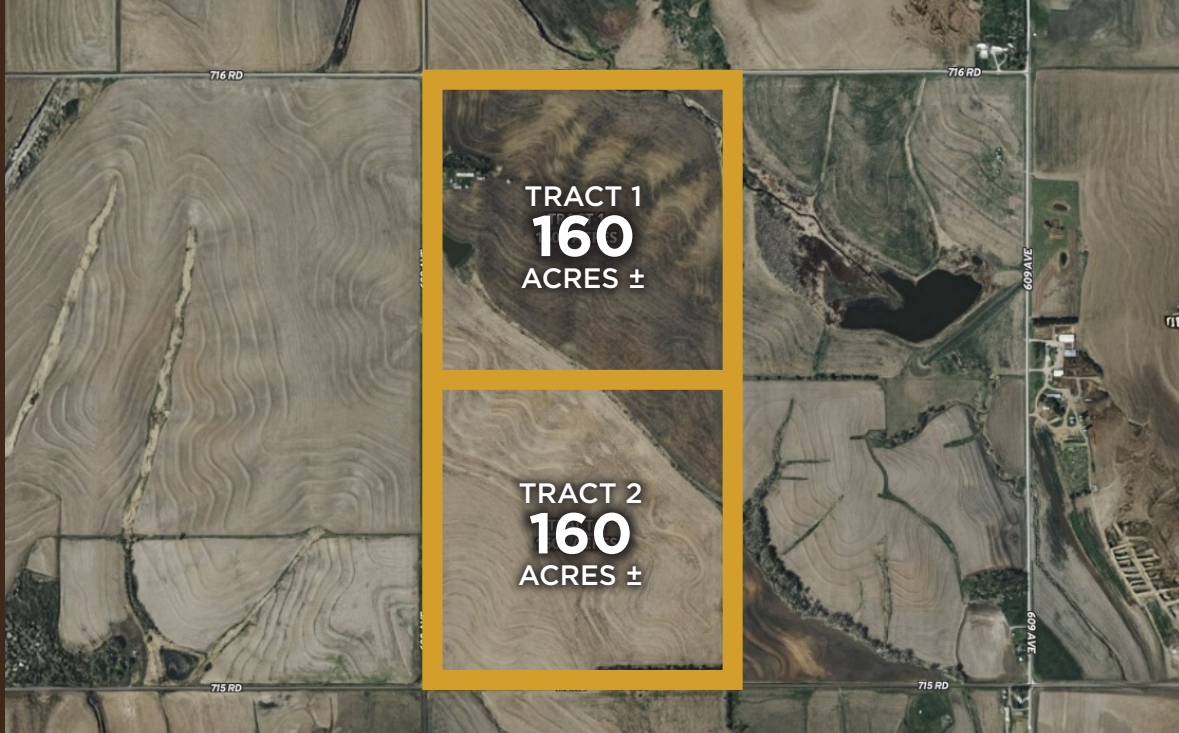
Here is a great opportunity to own a gently rolling dryland farm with great access to nearby highways in two directions. This tract is also located just south of Lewiston, northwest of Burchard and adjacent to Tract 1. This tract would be a great addition to Tract 1 for those producers looking for larger acre farms. This farm contains a good balance of both Pawnee clay loam and Wymore silty clay loam. With just under 147 tillable acres, this quarter also boasts a high percentage of income-producing acres.

Deeded Acres:	160±
FSA Farmland Acres:	146.65±
Soil Types:	Pawnee clay loam and Wymore silty clay loam soils
Soil PI/NCCPI/CSR2:	57
CRP Acres/payment:	None
Taxes:	3,277
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to owner's rights for the 2025 growing season
Survey needed?:	No survey needed
Brief Legal:	SW ¼ S28 T3N R9E Pawnee Co, NE
PIDs:	670002773
Lat/Lon:	40.1937, -96.4214
Zip Code:	68323

IN COOPERATION WITH WHITETAIL TROPHY PROPERTIES REAL ESTATE, LLC
LUKE WALLACE, AGENT: 402.340.6187 | luke.wallace@whitetailproperties.com

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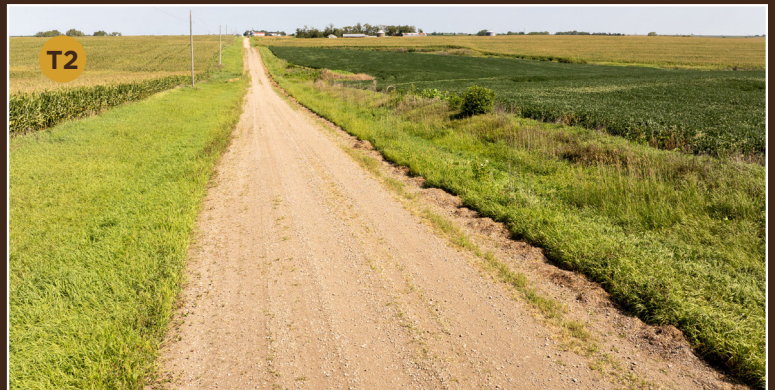


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