

LAND AUCTION



383.59 AC± | 1 TRACT | CEDAR & DIXON CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/4/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: LAUREL COMMUNITY CENTER
302 E 2ND ST, LAUREL, NE 68745

For the first time since 1948, this highly productive irrigated farm in Northeast Nebraska is being offered to the public. Located at the intersection of Highway 20 and CO RD 576 AVE, the property includes 303.46 certified irrigated acres. The generally level to gently rolling farm has been well-maintained. With both highway and county road frontage, it offers excellent year-round access.

The irrigation equipment includes three Reinke pivot systems: two 2006 Reinke 8-tower units (one to be moved and installed by the buyer at buyer's expense) and an existing 2007 6-tower Reinke. The certification of 137.21 acres is pending transfer from the Lower Elkhorn NRD.

The property has been improved with drainage tile throughout, supported by a pump system that drains to the creek. These drainage improvements help maintain soil quality and manage excess water effectively.

This offering allows for full possession upon closing. The productive soils, irrigation, and great access make this an exceptional investment opportunity.

The land has not been available to the public for more than 75 years, making this a rare opportunity to acquire a significant block of contiguous irrigated farmland in a well-established region.

Nearby towns and cities include:

- Laurel, NE – approximately 6.5 miles
- Dixon, NE – approximately 4.5 miles
- Wayne, NE – approximately 22 miles

Interested parties should verify the utilities, zoning, and land use restrictions. The property is being offered as a semi-retirement transition for the current owner and represents a long-standing family operation. Additional documentation, including FSA information, certified acres, and irrigation system maps, is available upon request.



Deeded Acres:	383.59 +/-
FSA Farmland Acres:	377.84 +/- Pending FSA
Soil Types:	Baltic silty clay loam, Lamo silty clay loam, Bazile silty clay loam, Maskell loam
Soil PI/NCCPI/CSR2:	NCCPI 69.7
CRP Acres/Payment:	No CRP
Taxes:	TBD
Lease Status:	Open Tenancy for the 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	Partial Survey Completed
Brief Legal:	225.95± acres NE ¼ and N ½ SE ¼ S25 T29N R3E Cedar Co, NE/157.64± acres NW ¼ S30 T29N R4W Dixon Co NE
PIDs:	3311.00 and part 3308.00, 05144.00
Lat/Lon:	42.46321, -97.01069
Zip Code:	68372

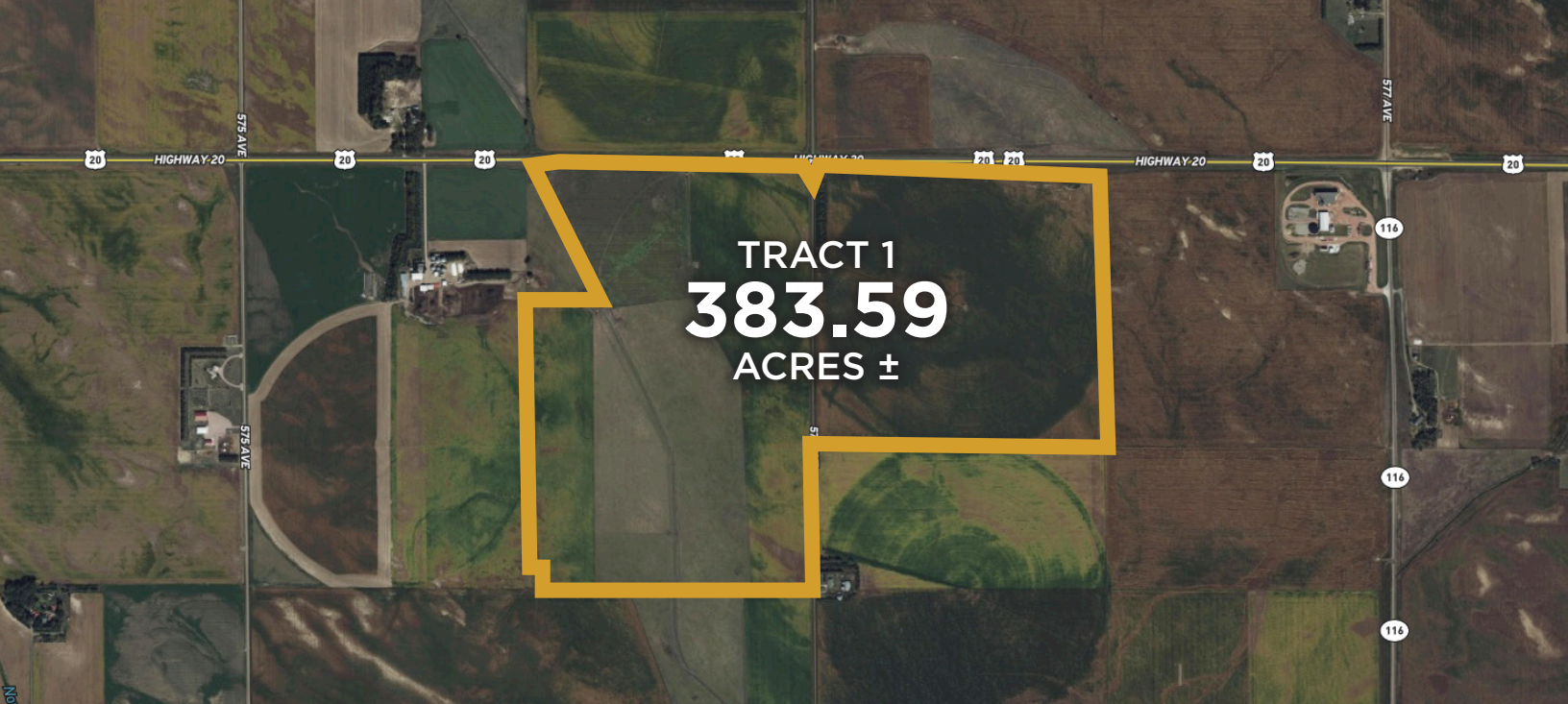


IN COOPERATION WITH WHITETAIL TROPHY PROPERTIES REAL ESTATE, LLC
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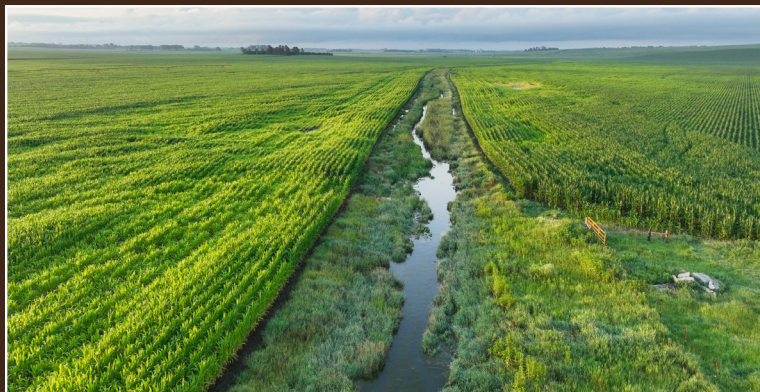
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