



LAND AUCTION

**MILLER-MONROE
COMPANY**

138.01 AC± | 1 TRACT | RICHARDSON CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/9/25 AUCTION TIME: 11 AM CT

AUCTION VENUE LOCATION: ELKS LODGE

1417 STONE ST, FALLS CITY, NE 68533

When it comes to flat laying river bottom farms, it doesn't get any better than this! This farm boasts a high percentage of overall acres that are in production, with just under 93%. These acres are also situated within the levee system and are just a short drive from Rulo and Highway 159. Bottom-ground farms are highly sought after due to their ease of farming and productivity potential. This farm is no exception and with its manageable size, is sure to appeal to producers and investors alike. Whether you're looking to expand your current operation or looking for an investment opportunity to diversify your portfolio, you're not going to want to miss out on this opportunity! Bid online or in person for your chance to own this great production farm!



Deeded acres:	138.01
FSA Farmland Acres:	127.94
Soil Types:	Haynie silt loam, Sarpy loamy fine sand, Ablaton silty clay soils
Soil PI/NCCPI/CSR2:	54.29 NCCPI
CRP Acres/payment:	NA
Taxes:	5422.18
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:	138.01 Acres E ½ E ½ W ½ SW ¼, E ½ SW ¼ & W ½ W ½ SE ¼ ALL S OF LEVEE S20 T2N R18E
PIDs:	740029630
Lat/Lon:	40.1184, -95.4182
Zip Code:	68431

WHITETAIL TROPHY 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

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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