

LAND AUCTION



78.06 AC± | 1 TRACT | PAWNEE CO, NE

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/30/26 **AUCTION TIME:** 10 AM CT

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

This conveniently sized and located production farm in Southeast Nebraska will be offered at public auction and provides a strong opportunity for producers and land investors seeking quality tillable acres. Located approximately 2 miles from Lewiston and 4.5 miles from Virginia, the tract sits just a half mile north of Highway 4, offering efficient access for equipment and grain transport. The northern boundary lies on the Pawnee/Johnson County line with good county road frontage on one side.

The farm features a high percentage of tillable acres and soils consisting primarily of Pawnee and Steinauer clay loams, along with Judson silt loam. The gently rolling topography supports effective drainage while remaining workable for modern farm equipment, contributing to consistent field efficiency.

Its proximity to local grain outlets adds operational value. For those looking to start or expand an operation, this tract offers an affordable size, convenient access, and a high ratio of tillable acres. Investors will also find appeal in those same offerings as well as the long-term demand for quality cropland in competitive areas of the state.

Whether for expansion, investment, or entry into agriculture, this farm represents a practical opportunity to acquire productive acres in a region where properties of this type and size are highly sought after in today's market.

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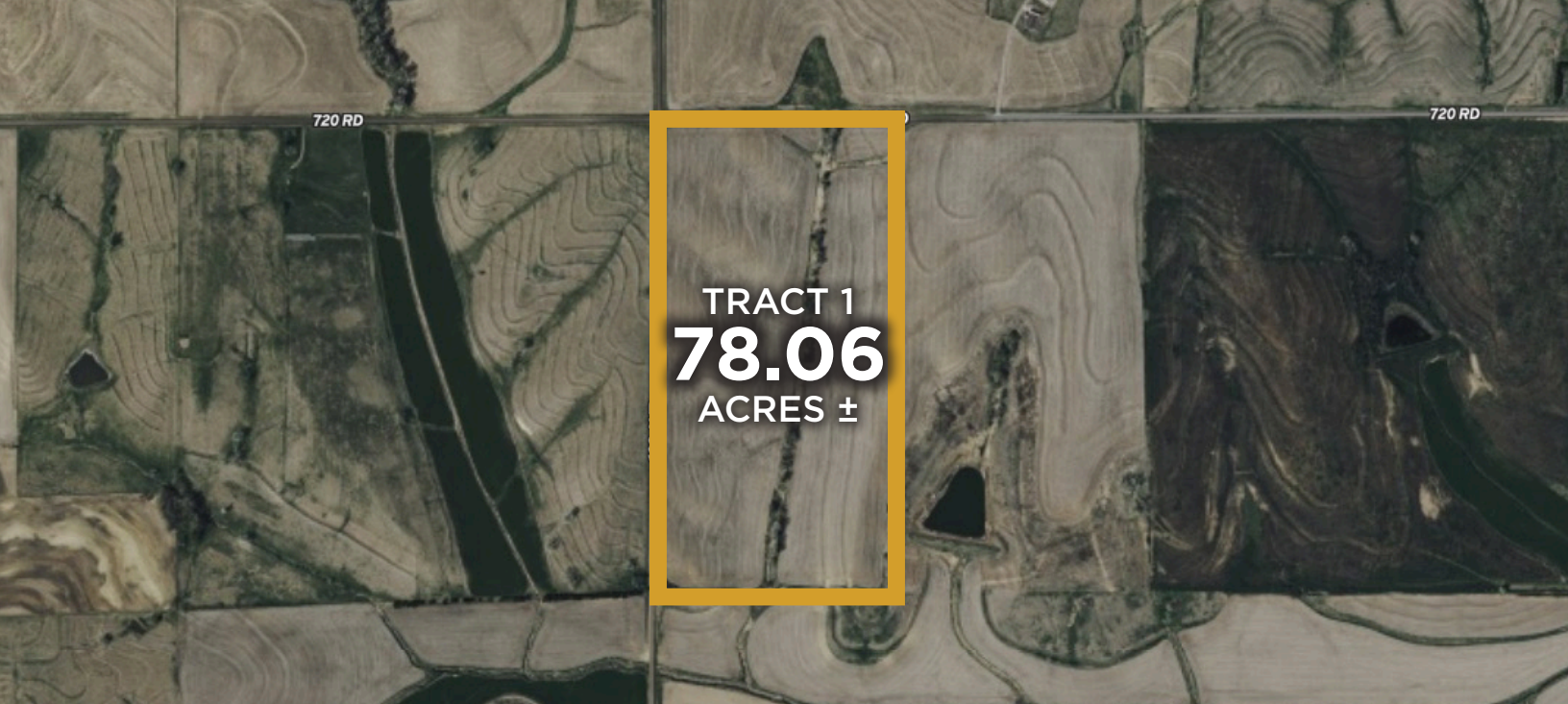
Deeded Acres:	78.06±
FSA Farmland Acres:	73±
Soil Types:	Pawnee & Steinauer Clay loam and Judson silt loam
Soil PI/NCCPI/CSR2:	62.7 NCCPI
CRP Acres/Payment:	No CRP
Taxes:	\$1,463.36
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	No survey needed
Brief Legal:	78.06± Acres W ½ NW ¼ S4 T3N R9E, Pawnee County, NE
PIDs:	670003162
Lat/Lon:	40.2587, -96.4244
Zip Code:	68458



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

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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