# LAND AUCTION



## 118.2 AC± | 1 TRACT | THURSTON CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM AUCTION DATE: 12/5/24 | AUCTION TIME: 11 AM CT AUCTION HELD AT: COMMUNITY CENTER 322 MAIN ST, BANCROFT, NE 68004

All tillable, gently rolling farmland located at the edge of the Thurston/Cuming County line in Northeast Nebraska will be sold at auction. Well maintained gravel roads provide excellent access to the south and west edge of this property. There are multiple grain facilities close to this land. The tenant has used yearly crop rotation on this fertile soil. Farmland of this quality in this area does not come up for sale often. This could be a great addition to your current farm or as an investment with income.



Deeded acres: 118.2± FSA Farmland Acres: 115.69±

**foil Types:** Moody, Alchester, and Nora Silty Loam Soils

Soil PI/NCCPI/CSR2: 69.1 NCCPI
CRP Acres/payment: No CRP
Taxes: \$6508.10

 Lease Status:
 Open Tenancy for 2025 crop year

 Possession:
 Immediate possession subject to current

tenants' rights for 2024

Survey needed?: survey recorded

Brief Legal: E ½ SW ¼ and NW ¼ SE ¼ S8 T24N R8E

002480003

42.06271 -96.55295

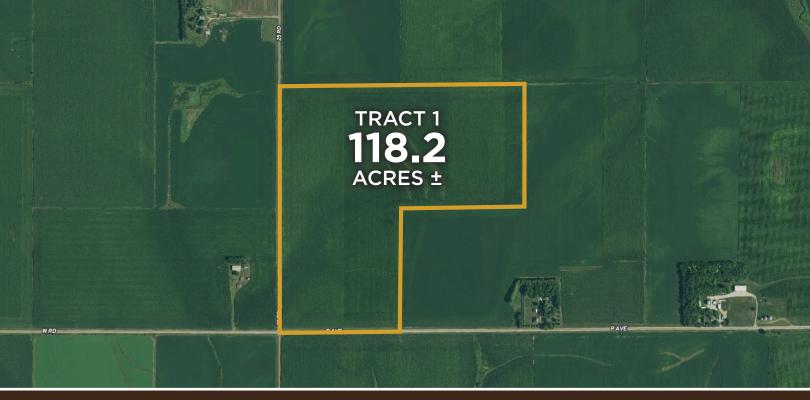
**Zip Code:** 68055

PIDs: Lat/Lon:



#### IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ROD NELSON, AGENT: 402.620.1755 | rod.nelson@whitetailproperties.com JASON SCHENDT, AGENT: 402.707.4885 | jason.schendt@whitetailproperties.com



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### RANCHAND FARMAUCTIONS.COM

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