

LAND AUCTION



30 AC± | 1 TRACT | GAGE CO, NE

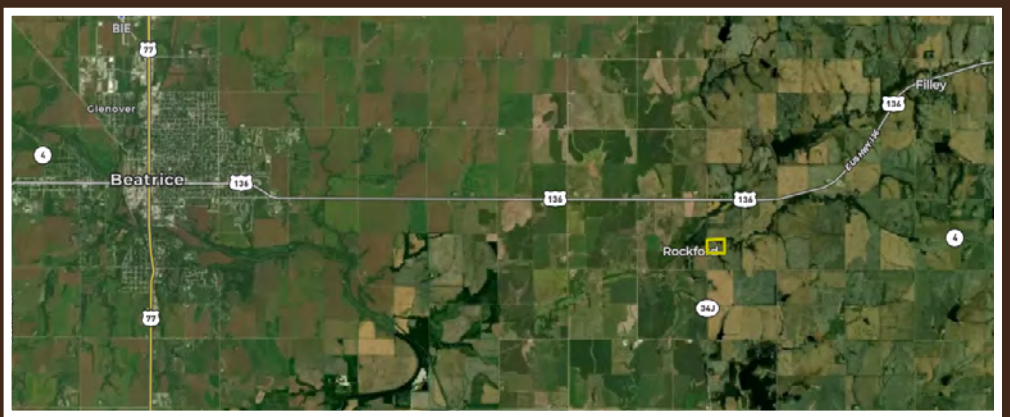
AUCTION:

ONLINE AT RANCHANDFARMAUCTIONS.COM

BIDDING ENDS: 10/19/22 AT 5:00 PM CDT

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If you've been looking to expand your investment portfolio with an income producing piece with recreational opportunities, or if you're an operator wanting to add a small tract to your farm, this is an excellent opportunity! Located just outside of Beatrice, Nebraska and a short drive off of Highway 136 you'll find this mainly agricultural tract. This piece consists of primarily tillable acres but also has a timbered creek that winds its way through the parcel. Add some CRP grasses to increase the habitat appeal. This property also boasts hard top road frontage and would make an ideal acreage site. Whether you're looking to play, produce, build or invest, you're going to want to take a look at this piece!



TRACT 1: 30 ± ACRES

Tract #: 1

Deeded acres: 30+/-

FSA Farmland Acres: 25.04

DCP Cropland Acres: 25.04

Soil Types: Malmo, Deroin silty clay loam, Judson silt loam

Soil PI/NCCPI/CSR2: NCCPI 63.4

Base acres and Yield: Base acres corn-10.03, soybeans 9.91

CRP Acres/payment: none currently

Taxes: \$35/ac est

Lease Status: Open Tenancy for 2023 crop year

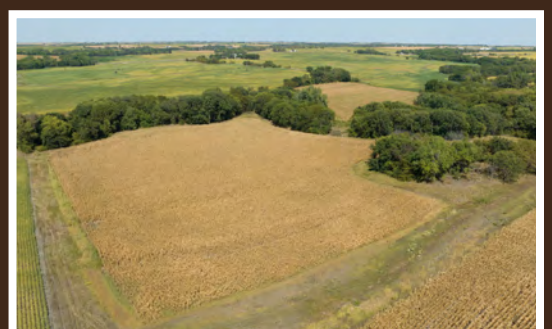
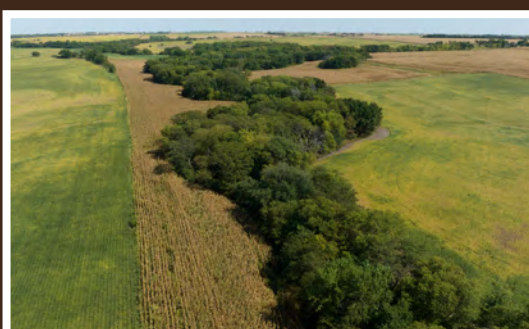
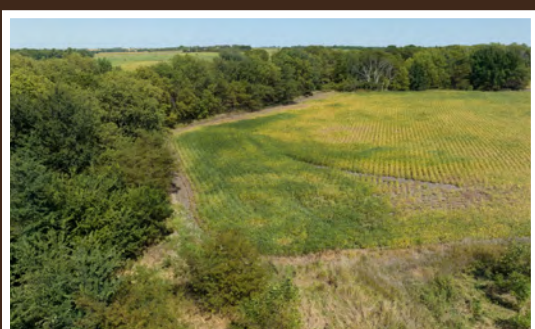
Possession: 2023

Survey needed?: Possibly

Brief Legal: Approximately 30+/- acres located in SW1/4 S1 - T3N - R7E, all S of RR ROW, Gage County, Nebraska

PIDs: 005755000

Lat/Lon: 40.2527, -96.5934



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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