

LAND AUCTION



ABSOLUTE AUCTION

303 AC± | 1 TRACT | GOSPER CO, NE

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/28/22 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: LEGION HALL
104 ROCKFORD ST. | ELWOOD, NE 68937

This productive, mixed use farm provides excellent income opportunity. The owner of this farm was forward-thinking in their installation of the Toro underground drip irrigation system approximately 11 years ago, which provides irrigation with relatively little maintenance. The pasture on the property provides abundant grass for grazing, as well as cover for both livestock and wildlife of all types. Majority of boundary fence is in average condition. Good access is provided on all sides via county roads. Conveniently located just 5 miles from Elwood, Nebraska. Consists of 104.07 tillable acres (86.45 irrigated and 17.62 dryland).



TRACT 1: 303 ± ACRES

Deeded acres: 303 ±

FSA Farmland Acres: 300.93

DCP Cropland Acres: 104.07

Soil Types: Primarily consists of Holdrege-Uly silt loam, Uly-Coly silt loam and Holdrege silt loam

Soil PI/NCCPI/CSR2: Avg NCCPI 58.3 on entire farm and Avg NCCPI of 70 on tillable acres

Base acres and Yield: 95.3 acres corn with PLC Yield 128

CRP Acres/payment: no CRP

Taxes: \$5,839.24

Lease Status: Open Tenancy for 2023 crop year

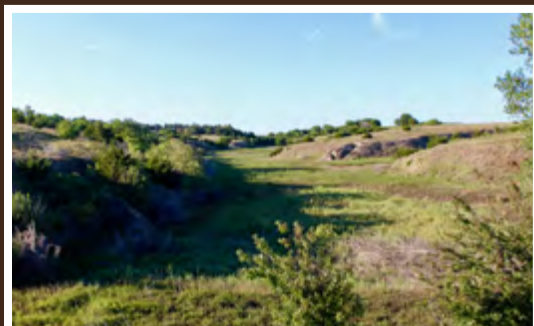
Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: Yard site to be surveyed off auction tract - will be completed prior to auction

Brief Legal: The Southeast Quarter and part of the Southwest Quarter LESS AND EXCEPT the West 394.50 feet of the South 208.71 feet of the South Half of the Southwest Quarter AND LESS AND EXCEPT a tract of land containing approximately 11 acres to be surveyed, all in Section Six (6), Township Six (6), Range Twenty-two (22) West of the Sixth P.M., Gosper County, Nebraska

PIDs: 370007573

Lat/Lon: 40.51428, -99.856367



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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