

# LAND AUCTION



**287.96 AC± | 3 TRACTS | CASS CO, NE**

## AUCTION:

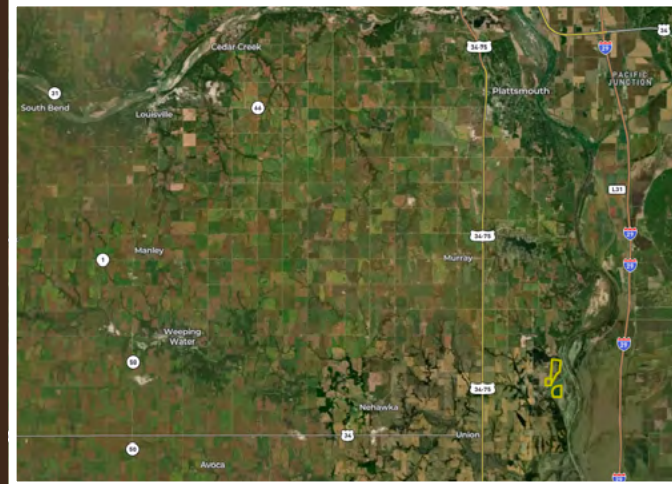
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**AUCTION DATE: 6/29/23 | AUCTION TIME: 3:00 PM**

**AUCTION LOCATION: WACONDA WOODS  
2400 WACONDA ROAD | UNION, NE 68455**

Three diverse tracts offering hardwood bluffs with a pond, dryland tillable acres, hay ground, potential building site with excellent access and irrigated tillable bottom acres close to Omaha!

- Three diverse tracts (tillable bluffs with hardwood timber, pond, tillable, hay ground and irrigated bottom ground)
- Fishing pond (Tract 1), approximate depth 11 feet
- Stocked c. 2012, bass, bluegill, crappie
- Great access to a majority of the tracts
- Zimmatic pivot with 50 hp pump
- Potential building site with excellent access (Tract 2)
- Irrigation well (Tract 3) G-074831



### TRACT 1: 141 ± ACRES

141+/- acres. This tract boasts rolling topography, timbered edges, and a secluded fishing pond. Access comes from a short drive on a white rock road that meets up with a paved road. The tillable acres of this property have corn APH of 170 bu/acre are centrally located and the hardwood timbered bluffs surround a majority of these acres. You'll have no issue finding a tree along the wood line to hang a stand in any wind direction! At the north central portion you'll find a pond, approximately 1 acre in size, that was built to roughly 11 feet deep where you can spend the summer days fishing or the early winter decoying migrating ducks along the Missouri River flyway. Tucked between the pond and the timber is an established food plot location. The proximity and access of this farm to Omaha & Lincoln doesn't get any better for both those wanting to hunt it themselves or lease it out for extra income. If you've been looking for a great recreational property or a place to invest, this one is definitely worth a hard look! Call today for your private showing!



### TRACT 2: 38.02 ± ACRES

Here is a great opportunity to invest in a smaller acre parcel with great upside potential that offers great access and building potential! A paved road provides access to within a stone's throw of the property line on this parcel with Highway 75 only a short drive to the west. This parcel offers a timbered bluff on the far side where a current CRP field lays along the timberline to the west. A majority of this parcel is currently in crop production with a corn APH of 170 bu/acre. The highest point of this tract is located at the north central side and has been historically hayed. Whether you're looking for a place to build your home, hunt, or a tract to invest in, you're not going to miss out on this one!



### TRACT 3: 108.94 ± ACRES

This tract offers nearly table top flat irrigated tillable acres. Roughly 95 of these acres are currently in production and under pivot irrigation. There's great road access to a majority of this parcel along the west and north side. Directly across the road from this farm to the west you'll find WaConDa Lake. If you've been looking to invest in acres that are sure to have a crop, especially during the dry years, this is the one for you! APH 212 bu/acre Corn and 60 Bu/acre soybeans.

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