

LAND AUCTION



71.39 AC± | 1 TRACT | JEFFERSON CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

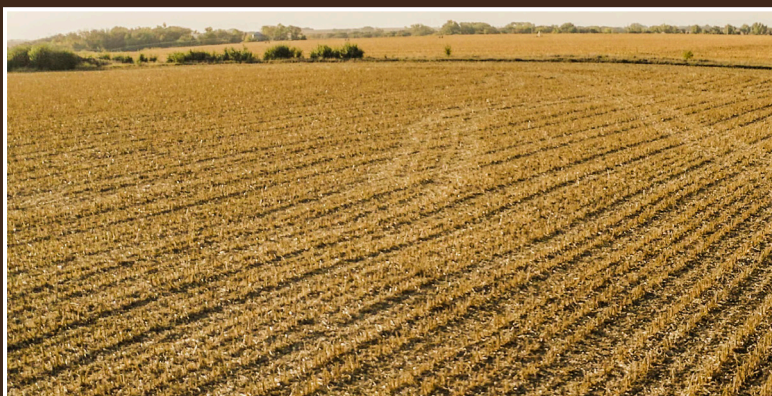
AUCTION DATE: 12/5/24 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: ON THE BRICKS VENUE
508 E STREET, FAIRBURY, NE 68352

GREAT LAYING FARM WITH MAINLY CLASS 2 SOILS, GREAT COUNTY ROAD ACCESS, AND CLOSE TO HIGHWAY 15

Here is a great opportunity to purchase an exceptional farm, located just 6 miles from Fairbury, Nebraska, that's sure to appeal to farmers and investors alike. Positioned conveniently near Highway 15, the property benefits from excellent county road access and power availability at the road, making it easily accessible and ready for immediate use.

With primarily Class 2 soils and flat laying topography, this farm is ideal for maximizing crop production. The high percentage of production acres further enhances its value, maximizing your purchase of production acres on one tract. Whether you're looking to expand your current operation or invest in a productive agricultural property, this farm is an excellent choice. Its combination of soil quality, accessibility, and ideal layout make it a valuable addition to any portfolio.



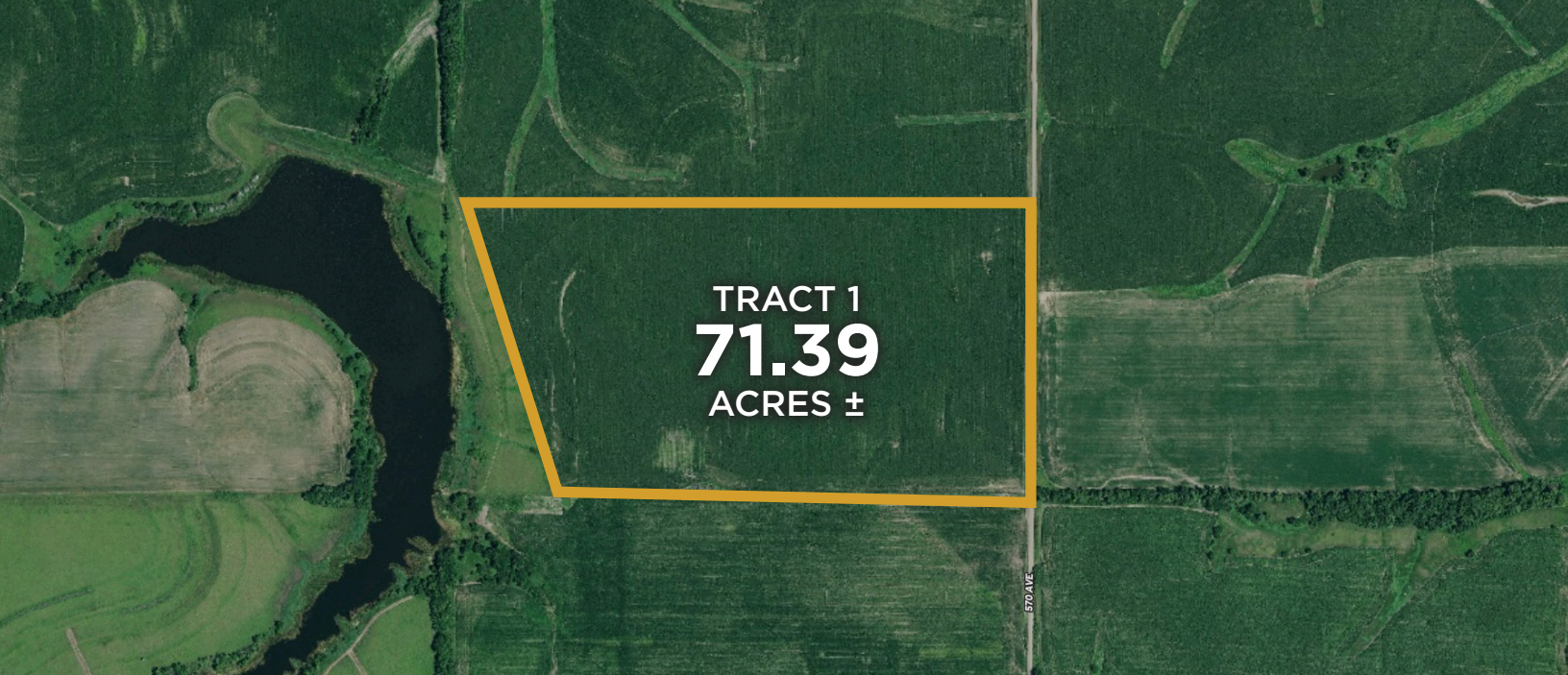
Deeded acres:	71.39± acres
Soil Types:	Crete silt loam, Crete silty clay loam
Soil PI/NCCPI/CSR2:	NCCPI 60.8
CRP Acres/payment	NA
Taxes:	\$3,421
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	No survey needed
Brief Legal:	S ½ NE ¼ FR S12 T3N R2E, Jefferson Co, NE 71.39+/- Ac
PIDs:	480056625
Lat/Lon:	40.2427, -97.1464
Zip Code:	68352

IN COOPERATION WITH WHITETAIL 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



TRACT 1
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