

LAND AUCTION



219.3 AC± | 2 TRACTS | FILLMORE CO, NE

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/16/24 | **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: GRAFTON VILLAGE HALL
260 WASHINGTON, GRAFTON, NE 68365

Situated just outside of Grafton, Nebraska, this exceptional production farm is a rare find for buyers looking to expand their agricultural operations or investors looking to diversify their portfolio. This property, now available for the first time in 142 years, boasts two tracts with excellent accessibility, positioned less than 1/4 mile from Highway 6 and benefiting from good county road access. This highly desirable location ensures easy transportation of equipment, crops, and resources, making it an efficient addition to any operation.

Both tracts offer gently rolling to nearly flat topography. Tract 1 features predominantly Hastings silt loam soil and is equipped with a 7-Tower Reinke with pivot irrigation system complete with a swing arm and powered by electricity. This system provides reliability and ease of use to provide consistent yields.

Tract 2 also features Hastings silt loam soil, mirroring the productive qualities of Tract 1, and benefits from an expansive irrigation setup. This tract includes a main 7-Tower pivot system and a 3-Tower system located on the southwest corner, both of which are electric. Additionally, Tract 2 is supported by a well (G-161843) with an output of 800 gallons per minute. Much like Tract 1, Tract 2 pivots offer ease of use to provide consistent yields from high quality soils.

This entire property represents a unique opportunity to secure premium farmland in a highly sought-after area with top-quality soils and great water resources. Whether you're expanding an existing operation or investing in a new venture, this historic farm offers everything needed for successful, large-scale production. Don't miss this once-in-a-lifetime opportunity to acquire a property that combines rich agricultural heritage with modern farming capabilities.

TRACT 1 DESCRIPTION: 160± ACRES Situated just outside of Grafton, Nebraska, this exceptional production farm is a rare find for buyers looking to expand their agricultural operations or investors looking to diversify their portfolio. This property, now available for the first time in 142 years, boasts two tracts with excellent accessibility. They are less than 1/4 mile from Highway 6 and benefit from good county road access. This highly desirable location ensures easy transportation of equipment, crops, and resources, making it an efficient addition to any operation.

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Deeded Acres: 160
Soil Types: Hastings silt loam
Soil PI/NCCPI/CSR2: NCCPI 66.3
CRP Acres/payment: NA
Taxes: \$9,463
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024 (Exp 12/31/2024)
Survey needed?: No survey needed
Brief Legal: 160± Acres NE ¼ S30 T8N R3W, Fillmore County, Nebraska
PIDs: 300027895
Lat/Lon: 40.6370, -97.6959
Zip Code: 68365

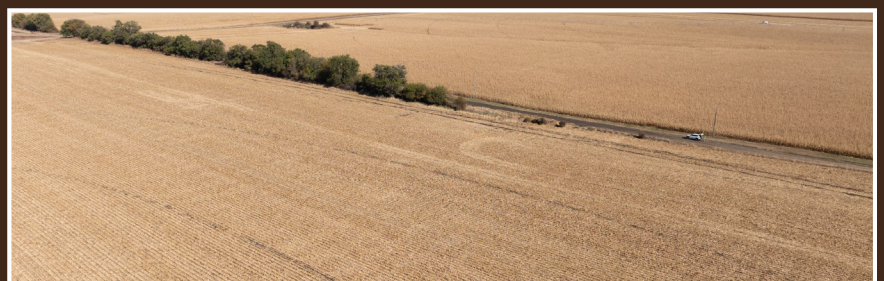


TRACT 2 DESCRIPTION: 59.3± ACRES Situated just outside of Grafton, Nebraska, this exceptional production farm is a rare find for buyers looking to expand their agricultural operations or investors looking to diversify their portfolio. This property, now available for the first time in 142 years, boasts two tracts with excellent accessibility. They are less than 1/4 mile from Highway 6 and benefit from good county road access. This highly desirable location ensures easy transportation of equipment, crops, and resources, making it an efficient addition to any operation.

Tract 2 also features Hastings silt loam soil, mirroring the productive qualities of Tract 1, and benefits from an expansive irrigation setup. This tract includes a main 7-Tower pivot system and a 3-Tower system located on the southwest corner, both of which are electric. Additionally, Tract 2 is supported by a well (G-161843) with an output of 800 gallons per minute. Much like Tract 1, Tract 2 pivots offer ease of use to provide consistent yields from high-quality soils.

This entire property represents a unique opportunity to secure premium farmland in a highly sought-after area with top-quality soils and great water resources. Whether you're expanding an existing operation or investing in a new venture, this historic farm offers everything needed for successful, large-scale production. Don't miss this once-in-a-lifetime opportunity to acquire a property that combines rich agricultural heritage with modern farming capabilities.

Deeded Acres: 59.3
Soil Types: Hastings silt loam
Soil PI/NCCPI/CSR2: NCCPI 58.8
CRP Acres/payment: NA
Taxes: \$3,138
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024 (Exp 12/31/2024)
Survey needed?: No survey needed
Brief Legal: 59.30± Acres PT SW ¼ Lying N RR ROW S30 T8N R3W, Fillmore County, Nebraska
PIDs: 300027923
Lat/Lon: 40.6319, -97.7062
Zip Code: 68365

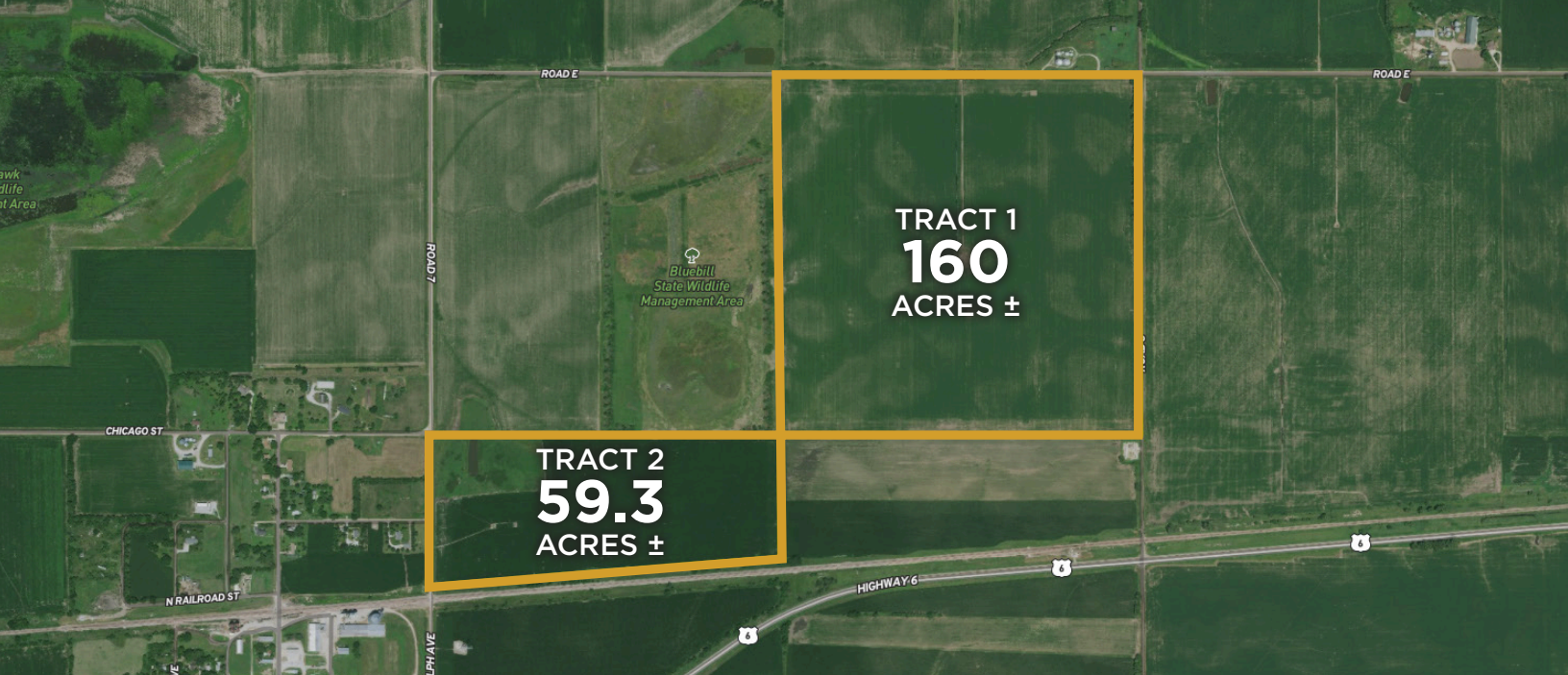


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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TRACT 1
160
ACRES ±

TRACT 2
59.3
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