

LAND AUCTION



ABSOLUTE AUCTION

320 AC± | 1 TRACT | CUSTER CO, NE

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/20/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: ELKS LODGE 2250
820 J STREET | COZAD, NE 69130**

This mixed-use farm provides excellent income possibility in the heart of Central Nebraska. The farm includes 83.6 tax-assessed acres of gravity-irrigated and productive crop ground on mixed silt loam soils. The pasture on the property provides abundant grass for grazing, as well as cover for both livestock and wildlife, including mule deer, whitetail deer, upland birds and predators. Good access is provided on two sides via county roads. Located 20 miles from Cozad, NE and 19 miles from Gothenburg, NE.



TRACT 1: 320 ± ACRES

Deeded acres: 320

FSA Farmland Acres: 320.1

DCP Cropland Acres: 109.38

Soil Types: 35.5% Uly-Coly silt loams, 17-30 percent slopes, eroded; 16.1% Uly silt loam, 11-17% slopes, eroded; 11.7% Hobbs silt loam, occasionally flooded, cool; 10.7% Cozad silt loam, 1-3 % slopes;

Soil PI/NCCPI/CSR2: Average NCCPI 57.1

Base acres and Yield: 92.1/PLC Corn Yield 140

CRP Acres/payment: No CRP

Taxes: \$7,517.52

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights until 2/28/23

Survey needed: No survey needed

Brief Legal: NE1/4 14-T13N-R24W; NW1/4 13-T13N-R24W

PIDs: 000856300; 000856000

Lat/Lon: 41.10074; -100.026995



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

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