

# LAND AUCTION



**157.07 AC± | 1 TRACT | GAGE CO, NE**

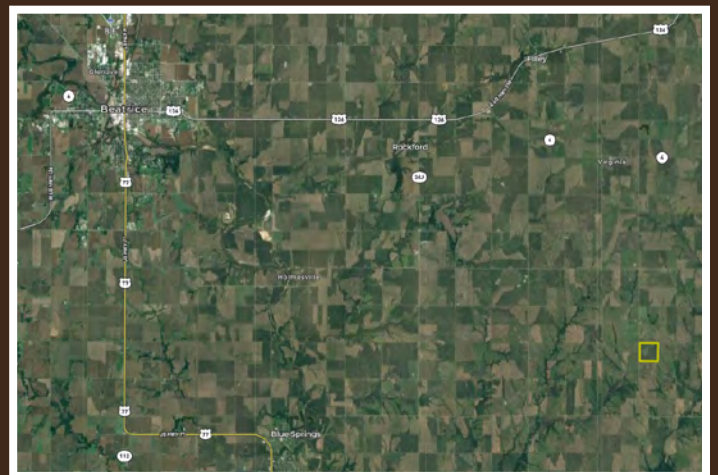
## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 12/12/22 | AUCTION TIME: 3:30 PM**

**AUCTION LOCATION: AMERICAN LEGION  
815 W D STREET | WYMORE, NE 68466**

Here is a great opportunity to add some acres to your existing operation or diversify your investment portfolio! This farm is diverse in the acre composition, offering mainly row crop but also some smaller patches of CRP and hay acres. The gently rolling tillable acres descend into the bottom acres lush with CRP and native grasses. Situated in the north central portion of the farm is an older building site with a quonset complete with concrete floor and three smaller grain bins. There is electricity to the transformer at the site and would just need dropped to a new power box. Access comes from a white rock road E. Oak St to the north, and S 176th to the west. The farm is only 1.5 miles from the B Line Road and roughly 6 miles to Virginia, Nebraska. Whether you're expanding or just getting started, this production farm is one you won't want to miss out on!



### **TRACT 1: 157.07 ± ACRES**

**Deeded acres:** 157.07

**FSA Farmland Acres:** 134.15

**DCP Cropland Acres:** 123.87 effective DCP acres

**Soil Types:** Wymore silty clay loam, Malmo, eroded-Pawnee Complex, Otoe silty clay loam

**Soil PI/NCCPI/CSR2:** 52.5 NCCPI

**Base acres and Yield:** 55.29 Corn Base Acres/PLC yield 109, 55.24 soybean Base acres/PLC yield 354

**CRP Acres/payment:** 10.97 Ac, \$1,104/year

**Taxes:** 4,947.18

**Lease Status:** Open Tenancy for 2023

**Possession:** Immediate possession

**Survey needed?:** No survey needed

**Brief Legal:** NW1/4 1- 2N- 8E, Gage County, Nebraska

**PIDs:** 003373000

**Lat/Lon:** 40.1719, -96.4785



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