

LAND AUCTION



859.44 AC± | 4 TRACTS | KNOX CO, NE

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/29/22 | **AUCTION TIME:** 11:00 AM

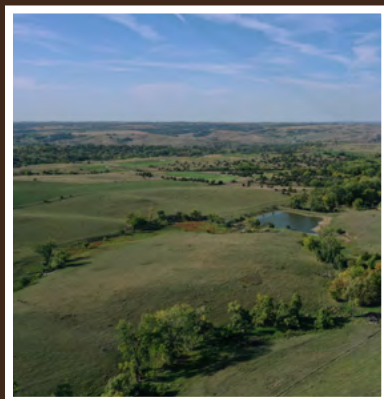
AUCTION LOCATION: TATANKA GOLF CLUB
53138 NE-HWY 12 | NIOBRARA, NE 68760

Exceptional opportunity for quality crop and pastureland with great highway access. Tracts of this size are hard to come by in this area. Much of the cropland was recently converted to grassland and forage for livestock grazing that could be converted back into tillable. Productive grass pastures with multiple cross fences offering great opportunities for rotational grazing. Wooded draws and creek lines providing great protection, shade, and hunting opportunities. Rolling topography in the pastures and flat tillable land. For the investor and recreational buyer there are CRP contracts in place beginning October 1, 2022. If a buyer/producer would like these contracts cancelled, they may be bought out at 25% the annual rental contract. Call for details.



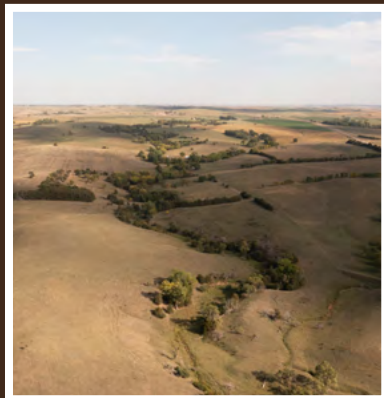
TRACT 1: 183.9 ± ACRES

Highly desirable tract of land with flat tillable ground and newly planted pasture grass and forbs that can be converted back to tillable. Approximately 75 acres currently in alfalfa once new CRP is installed. Soils primarily consisting of Bazile and Moody Loams and Thurman fine sandy loam. Great access from Highway 12 or County Road. Electricity, well, and 30x80 outbuilding. 3.36 acres of CRP tree rows and a newly enrolled 15.74 ac of CRP that can be terminated if buyer desires. Tree lined seasonal creek providing good wildlife habitat. Call for details on CRP and rent agreement.



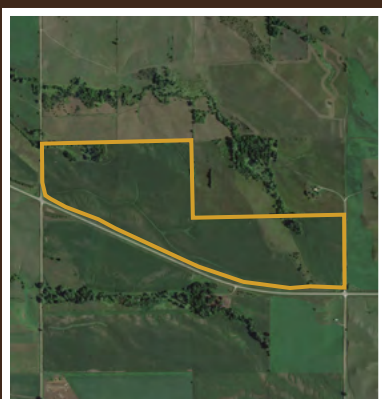
TRACT 2: 164.40 ± ACRES

Productive gently rolling pasture with potential for conversion to tillable. Approximately 109.92 FSA acres of which 4 acres are currently planted to Aronia berries. Soils primarily consisting of Thurman fine sandy loam, Lynch-Verdel complex, and Bazile loam Property has great County Road and Highway access. A larger spring fed pond is situated on the western side providing ample water for cattle and wildlife. Property adjoins Tatanka Golf Club on the western boundary. Call for details on CRP and rent agreement.



TRACT 3: 350.84 ± ACRES

Highly productive pasture with exceptional cover and wildlife habitat. Great Highway and County Road access. Beautiful views of the rolling Missouri River breaks making for an ideal home or cabin site. Farm is currently being grazed. Approximately 164.52 FSA acres could be put back into tillable production. Currently those acres are in forage. Soils consist primarily of Bazile and Thurman fine sandy loams. Pasture is cross fenced into multiple units providing rotational grazing. A tree lined spring fed creek winds its way through the heart of the property providing water for the cattle and wildlife. Currently one pond is holding water. This is an exceptional recreational tract offering deer, turkey, and upland game hunting. Call for details on rent agreement.



TRACT 4: 160.44 ± ACRES

Highly productive farmland with great Highway and County Road access. Soils consisting primarily of Bazile and Moddy loams. An old home site sits on the northwestern edge that could be cleared for more production. Newly enrolled CRP acres can be cancelled with a termination fee of approximately \$4,485 if a buyer chooses. Call for details on CRP and rent agreement.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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