



LAND AUCTION

Stanton County NE

Jan 29th
2025
1:00 pm

+/-
81 ACRES

Stanton Fairgrounds, Stanton NE

See more PHOTOS and VIDEOS via our website: www.RestAgAuction.com

Seller – Lisa Meyer

Auction Information: The auction will be held January 29, 2025 @ 1 P.M. in the Stanton Community Building @ the Stanton County Fairgrounds (302 6th St. Stanton, NE 68779). * In case of inclement weather our fallback date will be February 5, 2025 @1 P.M. (same location) *

Property Location: From Hoskins, take Hwy 35 East 1 mile to 562nd Ave. Turn South onto 562nd Ave. and go 1 mile to 846th Rd. This will put you at the Northeast corner of the property being sold. The property being sold lays on the West side of 562nd Ave. and continues South approximately ¼ of a mile. The property continues West approximately ½ mile. Access for this farm is located in the Northeast corner near the intersection of 562nd Ave and 846th Rd.

Land Description: This is a dryland +/-81.28-acre tract located in Northwest Stanton County. Currently 77.64 acres are being farmed for alfalfa hay production. There are potentially a few addition acres that could be gained if some trees were removed. This farm lays gently rolling to sloped and has a soil content consisting mainly of Crofton-Nora complex, Crofton silt loam, and Alcester silty clay loam. These soils have good moisture retention and have a history of producing good yields. This farm has good access from a well-maintained gravel road and is only 1 mile from Hwy. 35. This is a rare opportunity to purchase a quality farm in highly productive area. This farm is open for the 2025 growing season.

Legal: 3-24N-1E Lot2, NE Spring Branch PCT Parcel ID# 0001615.02

Taxes 2023: \$3,746.70 or \$46.10 per acre

FSA/NRD Info: Corn Base Acres => 57.26 PLC Yield => 126
Soybean Base Acres => 19.03 PLC Yield => 45

Order of Auction: The auction will be conducted on a price-per-acre style of sale. Auction will start promptly at 1 p.m. beginning with the opening announcements. The floor will then be open for questions pertaining to the property being sold. We will then start the bidding on the property being sold. Breaks will be taken per the auctioneer's discretion.

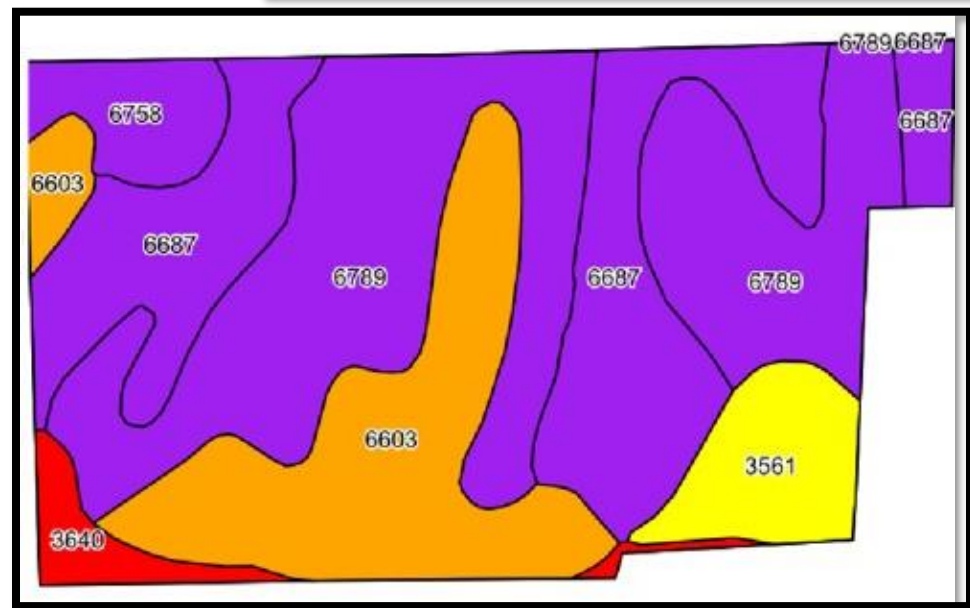
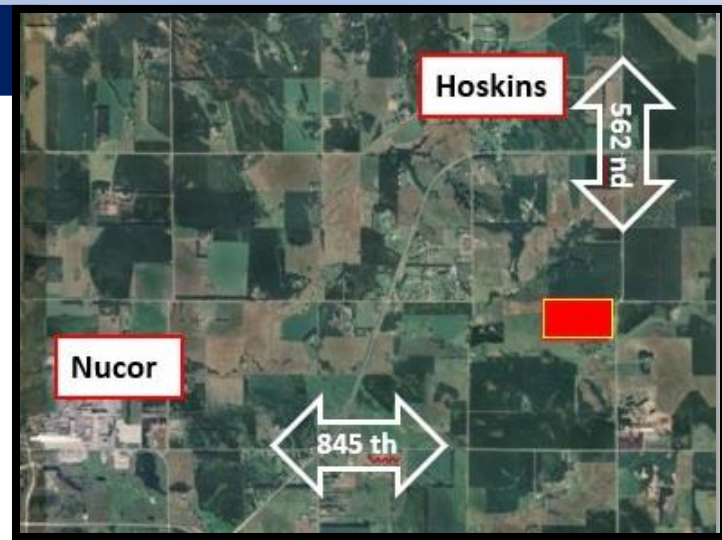
Financing: This sale is **NOT** contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written. If a bidder cannot be present for the Auction, contact R.E.S.T. prior to the auction. A bank letter showing pre-approval will be required for any absentee bidder.

Sale Day Phone: (402)640-4000 or visit our website @ RestAgAuction.com. If you are unable to attend the auction, please contact Rest Ag and Auction prior to the action.

Terms: The property will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. **The buyer will receive possession at closing.**

Disclaimer: Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T. Ag and Auction makes no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any easements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or written. The seller reserves the right to accept or decline any and all offers prior to and during this auction.

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Code	Soil Description	Acres	Percent	Legend
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	31.02	38.7%	
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	21.62	27.0%	
6603	Alcester silty clay loam, 2 to 6 percent slopes	16.41	20.5%	
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	5.03	6.3%	
6758	Nora silty clay loam, 11 to 17 percent slopes	3.56	4.4%	
3640	Kezan silt loam, 0 to 2 percent slopes, frequently flooded	2.45	3.1%	

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