



LAND AUCTION

+/- 192 ACRES

**1:00 pm
Feb 06, 2025**

Stanton Fairgrounds

Stanton County Nebraska

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

Seller – The family of Ella Voelker

Auction Information: The auction will be held February 6, 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 13, 2025 @1 P.M. (same location) *

Property Location: From Stanton, take Hwy. 57 South approx. 2 miles to 834th Rd./Union Creek Rd. Turn West onto 834th/Union Creek Rd. and take it approximately 2 miles to 564th Ave. This will put you at the Northeast corner of the property being sold. The property lays on the West side of 564th Ave and continues South approximately ¾ of a mile. The property lays on the South and East of Union Creek Rd. At the point where Union Creek Rd. turns due West, this is where the Southwest corner of the property is located.

Land Description: This is a dryland pasture located in central Stanton County. The property consists of 4 parcel's totaling 192.62 acres of which 187.39 is being grazed. This pasture lays gently rolling to flat with a soil content consisting mainly of Thurman loamy fine sand and Valentine fine sand. Slopes on this farm range from 0 to 6 %. Currently water is supplied to livestock from a well located on a neighboring property. There is currently a lease in place to continue using that water supply until 2026. Electricity is available along Union Creek Road for the buyer to put in their own well. This property would be ideal for someone wanting to build a home with plenty of room to grow while having a place for your livestock. This property offers some very nice views as well as the Gateway to the Sandhills feel! With close proximity to the Union Creek as well as the Elkhorn River, this pasture could be an ideal spot to add some food plots to draw in trophy deer. The property has the shelter belt on the East to protect deer as well as plenty of draw or ravines to bed down in.

Legal: 1-22N-1E, Lot 2, Alfred Voelker's 2nd LS PT N1/2 SE (74.22AC) & PT S1/2 NE (28.68 AC) Union Creek PCT 102.89 AC **Parcel ID# 0003327.00**

1-22N-1E, S1/2 SE Union Creek PCT 80 AC **Parcel ID# 0003328.00**

1-22N-1E, Lot 1, Alfred Voelker's LS E1/2 SW Union Creek PCT. 8.59 AC **Parcel ID# 0003326.01**

1-22N-1E, Outlot 4, Alfred Voelker's LS In E1/2 SW Union Creek PCT. 1.14 AC **Parcel ID# 0003324.04**

Taxes 2023: \$2,548.62 or \$13.24 per acre

FSA/NRD Info: Farmland Acres=> 187.39 No PLC or Yield Data Was in a previous CRP program

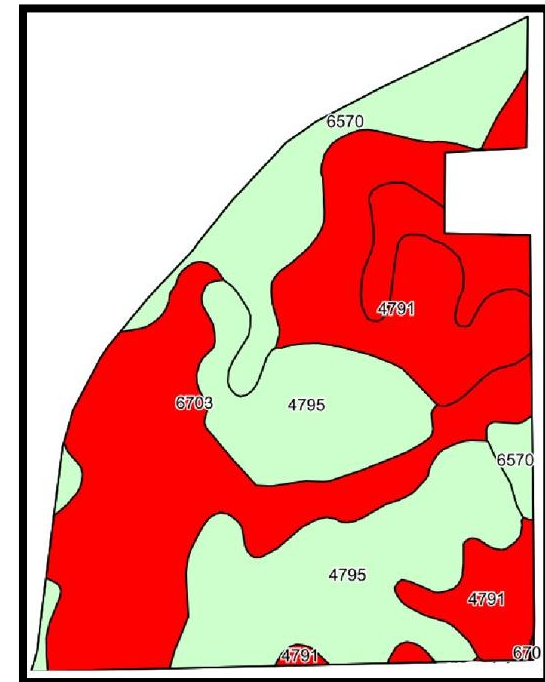
Order of Auction: The auction will be conducted on a price-per-acre style of sale. Auction will start promptly at 1 p.m. beginning with the opening announcements. The floor will then be open for questions pertaining to the property being sold. We will then start the bidding on the property being sold.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

Financing: This sale is **NOT** contingent on 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 pre-approval letter 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.



Code	Soil Description	Acres	Percent	Legend
6703	Thurman loamy fine sand, 2 to 6 percent slopes	64.31	33.6%	
4795	Valentine fine sand, rolling, moist	59.51	31.0%	
4791	Valentine fine sand, undulating	38.46	20.0%	
6570	Thurman loamy fine sand, terrace, 0 to 2 percent slopes	29.60	15.4%	

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