



# LAND AUCTION

Stanton County NE

Nov 13<sup>th</sup>, 2025 • 1:00 pm  
Stanton Fairgrounds • Stanton NE

40 +/- Acres  
PASTURE/DEVELOPMENT

See more PHOTOS and VIDEOS and LINK to BID ONLINE via our website: [www.RestAgAuction.com](http://www.RestAgAuction.com)

**Seller – Gary & Carolyn Moody**

**Auction Information:** The auction will be held November 13, 2025 @ 1 P.M. in the Stanton Community Building at the Stanton County Fairgrounds (300 6<sup>th</sup> St. Stanton, NE 68779). \* In case of inclement weather our fallback date will be November 20, 2025 @1 P.M. (same location) \*

**Property Location:** In Stanton, from the Dollar General (intersection of 17<sup>th</sup> St. and Hwy. 24) Take 17<sup>th</sup> St. North to Elm St. Take Elm St. West approximately ¼ mile to 21<sup>st</sup> St. Take 21<sup>st</sup> St. North to the end of the pavement and you are at the South entrance of the property being sold. The South entrance is the only access point to this property.

**Legal:** SW4 SE4 of 19-23-2 Stanton PCT. **Parcel ID# 0002512.00**

**Land Description:** This is a +/- 40-acre pasture located on the West end of Stanton. The property lays gently rolling to rolling with a soil content consisting mainly of Crofton-Nora Complex, Alcester Silty Clay Loam, and Crofton Silt Loam, Course. This pasture has good hardy native grasses that support 10-12 pair per season. This property is supplied by Stanton City water for watering livestock as well as having a man-made dam located at the center of the property. This property falls within the city of Stanton zoning so it would be very appealing to develop this into acreage sites or a future sub-division. Access to this property is on the South end coming off of 21<sup>st</sup> St. This property not only offers you a good producing pasture but also potentially an excellent investment opportunity. Currently the property could be divided into 3 parcels just the way it is. If a person wanted to break it down further then they would need to go through the steps of sub-dividing it.

**Taxes 2025:** \$694.18 or \$17.35 per acre

**FSA/NRD Info:** Farmland Acres=> 39.65 No PLC or Yield Data No Previous CRP Contract.

**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.

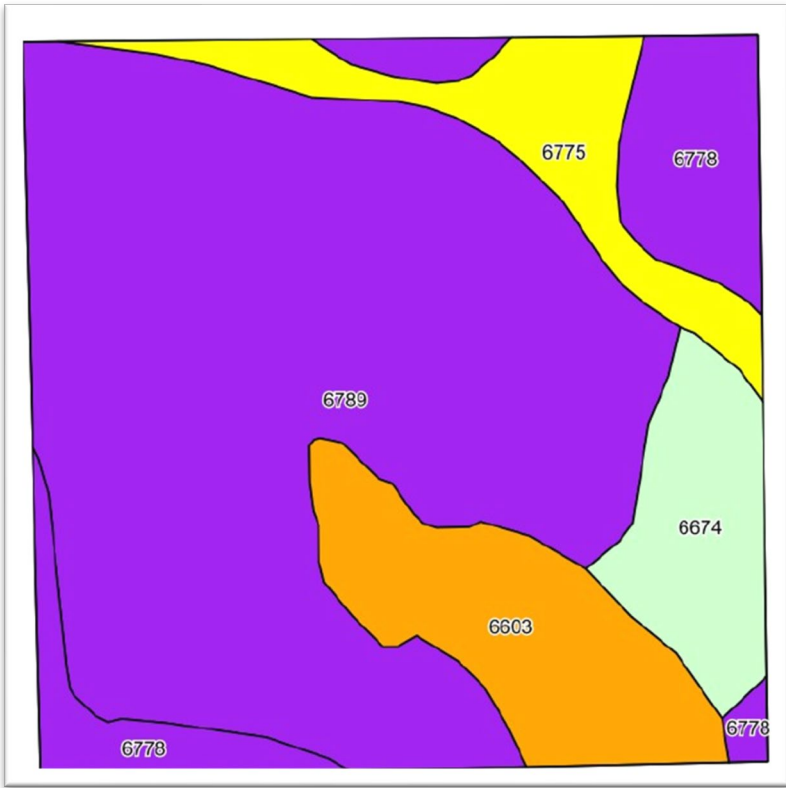
**Financing:** This sale is **NOT** contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written.

**Sale Day Phone:** (402)640-4000. If you are unable to attend the auction, please bid through the Rest Ag and Auction app.

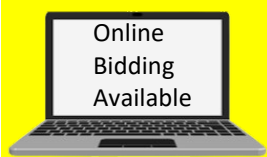
**Online Bidding:** If you are unable to attend the auction, please register to bid through the Rest Ag and Auction app prior to the auction. Or follow the link on our website @ RestAgAuction.com.

**Terms:** Property will be sold to the highest bidder. Winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. 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. **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 make 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.



6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	24.45	61.1%	
6603	Alcester silty clay loam, 2 to 6 percent slopes	4.71	11.8%	
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	4.49	11.2%	
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	3.27	8.2%	
6674	Crofton silt loam, coarse, 8 to 17 percent slopes, eroded	3.08	7.7%	



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