



LAND AUCTION

Otoe County NE

Nov 5th, 2025 ▪ 1:00 pm
Kimmel Ag Expo Center ▪ Syracuse NE

160 ^{-/+}
Acres

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

Seller – Leaky Dam LLC

Auction Information: The auction will be held Wednesday November 5, 2025 @ 1 P.M. in the Kimmel Ag Expo Center in Syracuse NE. (120 Plum Street Syracuse, NE 68446).

*** In case of inclement weather our fallback date will be November 12, 2025 @1 P.M. (same location) ***

Property Location: From Burr, take R. Road West 3 miles to South 11th Road. Take South 11th Road North for ½ a mile. This puts you at the Southeast corner of the property being sold. The property lays on the West side of South 11th Road and continues North to the intersection of Q Road. The property lays on the South side of Q Road and continues West for ½ a mile.

Or: From Douglas, go south on South 8th Road for approximately 3 miles to Q Road. Take Q Road East 1 mile. This will put you at the Northwest Corner of the property being sold. The property continues East to the intersection of Q Road and South 11th Road and lays on the South side of Q Road. From the intersection of Q Road and South 11th Road, the property continues south for a ½ mile and lays on the West side of South 11th Road.

Legal: 25-7-9 NW1/4 160 AC Hendricks **parcel ID: 003883000** **Taxes 2024:** \$4,515.02 or \$28.22 per acre

Description: This is a +/-160-acre tract with 104.46 acres of dryland row crop and the remaining being pasture/recreational. This farm lays flat to gently rolling with a soil content consisting mainly of Pawnee Clay Loam, Nodaway-Colo Complex and Wymore Silty Clay Loam. The tillable acres have a history of very good yield and generate a good return on your investment. What is extra special about this property is that along with the hardy native grass pasture, you are getting some excellent hunting. The pasture consistently will hold 22 cows or 20 pair with many different watering sources. There is a solar system setup with dual panels to operate an unregistered stock well, along with several small ponds behind some man-made dams. The biggest bonus being the pond at the center of the property that was dug new in 2020 as well as stocked with fish. The pasture is divided into 3 paddocks with all new high tensile fencing throughout. There is also a 36'x16' sor ting corral with ally, making it easy to load out or work cattle. The other appeal to this pasture is that it works great for someone wanting to run fall or spring cows with all of the shaded areas. This is truly a farm that offers you a little bit of everything. You are getting income producing row crop, pasture for you cattle, a place to take your friends and family fishing, and a place to hunt turkey or your next trophy buck. Since cattle have been pulled off of the pasture, we have seen an increase in the amount of turkey and deer activity including some really nice bucks. With its close proximity to some larger cities, this is truly a rare find to have income producing property that will also support your hunting and fishing habits! This farm is open for the 2026 growing season.

FSA/NRD Info: Corn Base Acres => 54.7 PLC Yield =>97
Soybeans Base Acres => 46.4 PLC Yield =>33

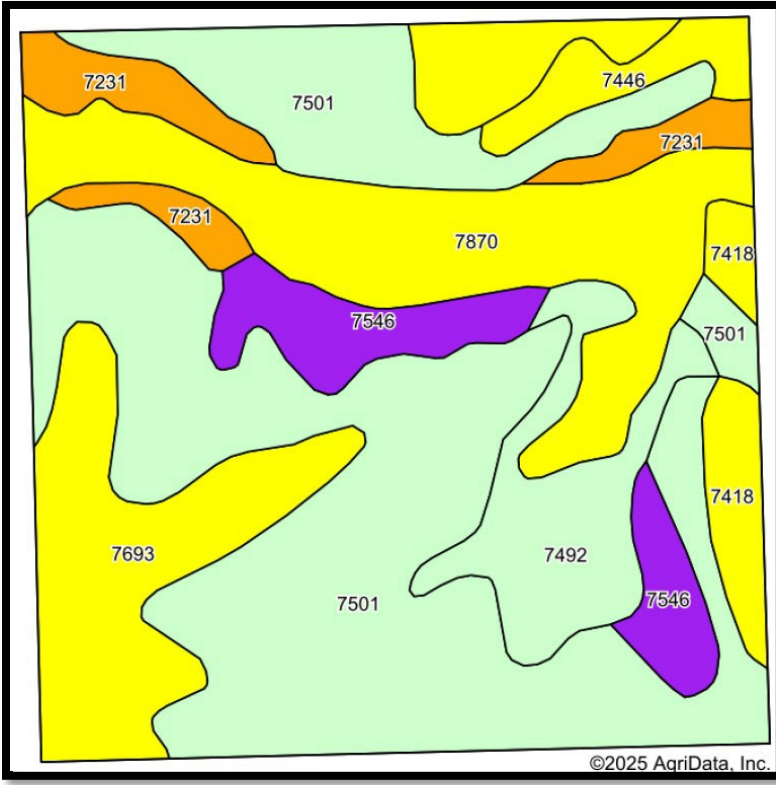
Order of Auction: The auction will be conducted on a price-per-acre style of sale. Auction will start promptly at 1 p.m. beginning with the opening announcements. The floor will then be open for questions pertaining to the property being sold. We will then start the bidding on the property being sold.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

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.



Code	Soil Description	Acres	Percent	Legend
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	70.97	44.7%	
7870	Nodaway-Colo complex, occasionally flooded	25.13	15.8%	
7693	Wymore silty clay loam, 2 to 6 % slopes	22.93	14.4%	
7492	Filley fine sandy loam, 6 to 11 % slopes	12.00	7.5%	
7546	Shelby and Burchard clay loams, 11 to 17 % slopes	10.19	6.4%	

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