

Quality Farmland Auction

- **Productive Tillable Land • Hwy 63 Road Frontage**
- **Tracts Ranging from 20± Acres to 121± Acres**
- **Potential Beautiful Building Sites**

AUCTION LOCATION: The Quonset Bar & Grill, 126 S 4th St, Elmwood, NE 68349

DIRECTIONS TO PROPERTY: *Tract 1:* From Alvo, travel North on Hwy 63 for 1 mile to Alvo Rd & turn West. Travel on Alvo Rd for 2 miles & then turn North on 214th St to McKelvie Rd & turn West. Tract 1 will begin on the North side of McKelvie Rd in 0.25 miles. *Tract 2:* From Alvo travel South on Hwy 63 for 1 mile then turn East on Havelock Ave. Travel for 0.4 miles & Tract 2 will be on the South side of the road. *Tracts 3-5:* From Alvo travel South on Hwy 63 for 1.2 miles & Tracts 3-5 will begin on the East side of Hwy 63.

TRACT 1: 80± ACRES of mostly tillable land with some woods running through the property. Consists of primarily Yutan silty clay loam soils.

TRACT 2: 20± ACRES of nearly all tillable land comprised of Wymore silty clay loam soils. A great location & topography for a potential building site!

TRACT 3: 121± ACRES of tillable land & woods comprised of Wymore & Yutan silty clay loam soils with recent terrace work & drain tile. Road frontage along Hwy 63 & Havelock Ave.

TRACT 4: 73.7± ACRES of nearly all tillable land consisting of primarily Wymore silty clay loam soils with road frontage along Hwy 63.

TRACT 5: 38.2± ACRES tillable land & woods containing Wymore & Yutan silty clay loam soils with road frontage along Hwy 63 & Adams St. Combine Tracts 2-5 for 252.9± contiguous acres of mostly tillable land!

AUCTION MANAGER: Jess Staton Nighswonger • 303.362.3285 #20220209
Schrader Real Estate and Auction Company, Inc.

INFORMATION DATES: 2/2 • 4-6pm,
2/16 • 4-6pm & 2/23 • 9-10am.
Meet Jess at Tract 2.

332.9±
acres

Offered in 5 Tracts or
Combinations

Monday,
February 23
at 6pm CST