

# 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