



PROFESSIONAL VALUES, REAL ESTATE SOLUTIONS

TIMOTHY N. KUCHTA, PRESIDENT

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FARM INFORMATION SHEET TRACT 2

OWNERS: Mark F. and Shawntel E. Tramp

LEGAL DESCRIPTION: The Northwest Quarter and the West half of the SW1/4 of the SW1/4 of Section 33, Township 33 North, Range 1 West of the 6th P.M., Cedar County, Nebraska.

LOCATION: 3 miles West of Menominee or 2 miles East and 4 miles North of Crofton, NE. or 4 1/2 miles South and 1 1/2 miles West of Yankton, SD.

COUNTY ASSESSORS ACRES: 60.0

2024 REAL ESTATE TAXES: \$1,997.50

FSA INFO:

Cropland Acres: [REDACTED]

Crop

Corn

Soybeans

Base

[REDACTED] acres

[REDACTED] acres

PLC Yield

[REDACTED] bu./ac

[REDACTED] bu./ac

DESCRIPTION OF PROPERTY: Approximately 81 acres of undulating to gently sloping creek bottom cropland and approx. 19 recreational acres that support habitat for deer, turkey, pheasants and quail.

LISTED PRICE: \$570,000.00

TERMS OF SALE: Cash

POSSESSION: On the day of closing, (February 5, 2026) subject to a cash rent lease that expires on March 1, 2026. The seller will pay the 2025 real estate taxes.

IMPROVEMENTS: None

MARKETING PROCESS: Bids will be received on this property until the seller has entered into a contract with the successful buyer. Those prospective buyers who agree to pay the listed price will have an opportunity to make higher bids at a private auction, by invitation. The sellers reserve the right to accept or reject any and all bids. Contact Tim Kuchta for additional information and a bid submittal packet.

For additional information contact Tim Kuchta
Phone 402-841-4478 or 800-866-LAND (5263)
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