



PROFESSIONAL VALUES, REAL ESTATE SOLUTIONS

TIMOTHY N. KUCHTA, PRESIDENT

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## FARM INFORMATION SHEET TRACT 1

**OWNERS:** Mark F. Tramp

**LEGAL DESCRIPTION:** The East half and the East half of the SW1/4 of the SW1/4 of Section 33, Township 33 North, Range 1 West of the 6<sup>th</sup> 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:** 100.0

**2024 REAL ESTATE TAXES:** \$3,239.18

**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 19 recreational acres that support habitat for deer, turkey, pheasants and quail.

**LISTED PRICE:** \$950,000.00

**TERMS OF SALE:** Seller financing. (Call for details).

**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)  
Farm & Ranch Co. • 110 North Broadway • PO Box 697 • Hartington, NE 68739  
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