

# OUTSTANDING DRYLAND QUARTER

## WAYNE COUNTY FARMLAND AUCTION

Thursday, February 20, 2020—1:30 PM  
 Elkhorn Valley Bank Community Room  
 411 E. 7th St., Wayne, NE

**Description:** A top grade unimproved Quarter with excellent soils.

**Location:** 5 miles south and 5 miles east of Wayne—581st Ave & 851st Road.

**Legal Description:** SW¼ of Section 1, TWP 25 North, RGE 4 East, Wayne County, NE.

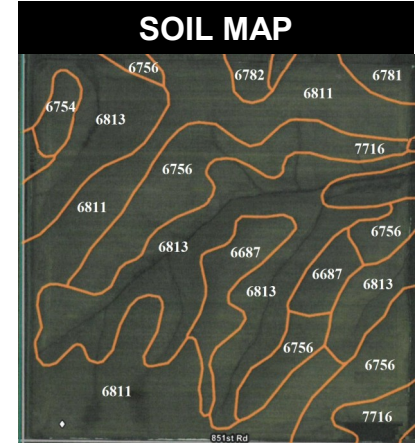
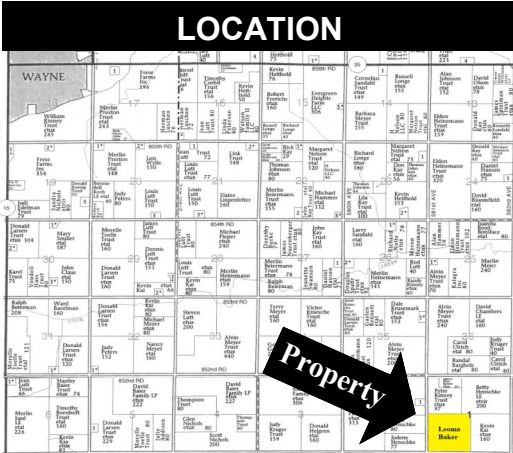
**FSA Data:** The FSA shows 156.67 acres of cropland. The FSA corn base is 77.11 acres and the bean base is 77.11 acres. The FSA PLC yields are 143 bu/ac for corn and 41 bu/ac for beans.

**Topography & Soils:** Well drained, gently sloping Class II and III Moody silty clay/Nora silt loam soils.

**Possession:** Full possession for 2020 crop season.

**Taxable Acres:** 160 acres   **2019 Taxes:** \$10,689.90 (\$66.81/ac.)

**Zoning:** None



### SALE TERMS

This property will be offered at public auction on Thursday, February 20, 2020. The successful bidder will be required to pay 10% of the total purchase price on the day of sale, sign a Real Estate Contract, and pay the balance due at closing, on or before March 25, 2020. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2019 and prior real estate taxes; deliver marketable title by Warranty Deed and give possession at closing. Cost of title insurance will be split between buyer and seller. Sellers reserve the right to reject any and all bids. Prospective buyers may view this farm from the road, or call Midwest Land Company to schedule an appointment. All information is believed to be accurate but no warranty is expressed or implied. All announcements day of sale shall take precedence over printed material. The Midwest Land Co., its Broker and salespersons are limited agents of the seller.

### MAP                      SOILS                      SLOPE                      CLASS

6754	Nora Silt Loam	2-6%	2
6811	Moody silt clay loam	2-6%	2
7716	McPaul silt loam.		2
6756	Nora silt loam.	6-11%	3
6782	Nora-Moody silty clay loams.	6-11%	3
6813	Moody silty clay loam.	6-11%	3
6687	Crofton silt loam.	6-11%	4
6781	Nora-Moody silty clay loams.	11-17%	4

### LEOMA BAKER FAMILY

— call for more information —

## Midwest Land Co.

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[www.midwestlandco.com](http://www.midwestlandco.com)