

# 177.46 Acres — Level Bottom Dryland Farm

## CUMING COUNTY FARMLAND AUCTION

Thursday, July 29, 2021—1:30 p.m.

**Bancroft Community Center**  
**322 Main Street, Bancroft, NE**

**Legal Description:** S½NW¼ & part of SW¼ lying north and east of the Right of Way of the Bancroft Drainage District, Section 25-Township 24N-Range 7E, Cuming County, NE

**Property Location:** One half mile north of Jct. Hwy 16 & 24th Rd, Bancroft, NE

**Property Description:** Level cropland with excellent drainage to Logan Creek. Top producing Class II bottom soils.

**FSA Data:** The FSA shows 179.23 acres of cropland with a corn base of 88.10 acres and a bean base of 88.10 acres. The FSA PLC yields are 129 bu/ac for corn and 39 bu/ac for beans.

**Topography & Soils:** Class II Moody and Zook Silty Clay Loam soils. Well drained.

**Possession:** Subject to one year cash rent lease terminating 2/28/2022. Seller retains 2021 cash rent.

**Closing:** November 1, 2021.

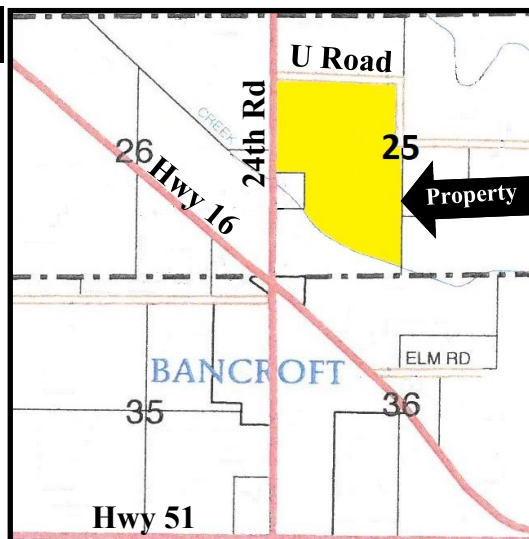
**Taxable Acres:** 177.46      **2020 Taxes:** \$9,891.28 (\$55.73/acre)      **Zoning:** Agricultural



	SOILS	CLASS	%
6811	Moody silty clay loam, 2-6 % slopes.	2	1%
7099	Zook silty clay loam, 0-2% slopes	2	99%

### SALE TERMS

This property will be offered at public auction July 29, 2021 at 1:30 p.m. at the Bancroft Community Center. The successful bidder will be required to pay 10% of the purchase price on the day of sale, sign a Real Estate Contract, and pay the balance due at closing, on or before November 1, 2021. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2021 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.



**FLOYD CAREY HEIRS PARTNERSHIP**  
**-OWNERS-**

— call for more information —

## Midwest Land Co.

David Ewing 206 Main St., PO Box 132  
 Marion Arneson Wayne, NE 68787  
 Galen Wisner (402) 375-3385

Visit us at

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

Call or email [info@mwlco.net](mailto:info@mwlco.net) to be added to our email list.

