

## 320 Acres — Plainview Area

# PIERCE COUNTY FARMLAND AUCTION

Wednesday, November 9, 2016 — 1:30 PM

Jerry's Hill Top Cafe — Hwy 81, Randolph, NE

**Property Description:** An outstanding irrigated farm with mile long rows!

**Property Location:** One mile east and two miles north of Plainview, NE.

**FSA Data:** The FSA shows 306.94 acres of NHEL cropland. The FSA corn base is 151.34 acres and the bean base is 151.34 acres. The FSA yields are 177 bu/ac for corn and 47 bu/ac for beans.

**Topography & Soils:** Gently rolling cropland with primarily Class 1 & 2 soils.

**Possession:** At closing with assignment of existing lease terminating 2/28/2017.

**Taxable Acres:** 320      **2015 Taxes:** \$15,373.32      **Zoning:** Ag

**Drainage Tile:** 4,151 ft. of 6" tile.      **NRD:** Lower Elkhorn

**Legal Description:** South Half of Section 23, Twp 28N, Rge 4W, Pierce County, NE.

### GRAIN STORAGE

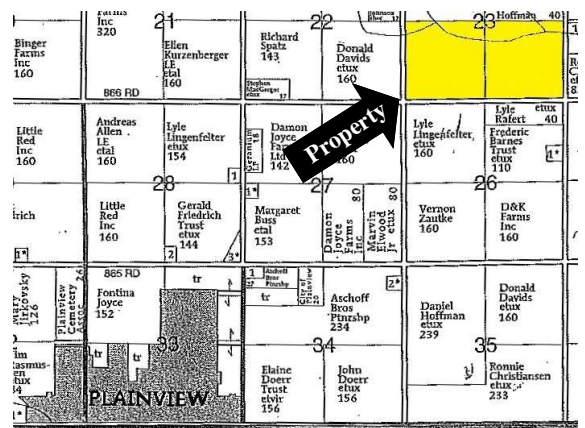
- 2 York 6,000 bu. drying bins with floors, 9 1/2 hp fans & burners.
- 2 Circle 20,000 bu. holding bins with aeration floors.

### SOIL MAP



- 3775 Muir silt loam, rarely flooded, Class I.
- 6324 Coleridge silty clay loam, 0 to 2 % slopes, Class II.
- 6620 Bazile soils, 1 to 6 % slopes, Class II.
- 6703 Thurman loamy fine sand, 2 to 6 % slopes, Class IV.

### PROPERTY LOCATION



### SALE TERMS

This property will be offered at public auction **November 9, 2016** at 1:30 p.m., at Jerry's Hill Top Cafe, Randolph, NE. Bids will be accepted on the property as a whole unit. 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 December 21, 2016. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2016 and prior real estate taxes; deliver marketable title by Warranty Deed and give full possession at closing by assignment of existing lease terminating 2/28/2017. 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.

### IRRIGATION SYSTEMS

- Half mile Valley 15 towers with low pressure drop nozzles.
- 75 hp electric motor/control panel with 2,640' of underground electric.
- Western land roller pump, 90' column and Amarillo gearhead
- Well—140' depth, static 25' pumping 45', 1,100 gpm. G109936
- Unused well—110' depth, 32' static, pumping from 59'. Located center of SE Quarter.
- Unused well—130' depth, 27' static, pumping from 73'. Located center of SW Quarter. No columns bowls or pipe.

**DONALD NELSON & MARION ARNESON-OWNERS**

— call for more information —  
**Midwest Land Co.**

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