

PIVOT IRRIGATED QUARTER

WAYNE COUNTY FARMLAND AUCTION

Wednesday, January 18th — 1:30 PM

Elkhorn Valley Bank Community Room

411 E. 7th St., Wayne, NE

Property: Gently rolling pivot irrigated silt loam quarter.

Legal Description: NW¼ of Section 5, Township 26, Range 3E, Wayne County, NE.

Location: From Wayne, NE: 5 miles west on Hwy 35 and 1½ miles north on 571st Ave.

FSA Data: The FSA shows 151.29 acres of cropland. The base acres are 73.37 for corn and 69.48 for beans. The PLC yield is 162 bu/ac for corn and 46 bu/ac for beans.

Topography & Soils: Predominately gently rolling Class 2 and 3 Moody Silty Clay Loam and Nora Silt Loam soils.

Irrigation: Reinke Alumigator Pivot. Nozzled at 400 gpm. 6-stage WLR pump registered at 600 gpm. Bowls reworked and new column in 2021. 70hp JD 4045T diesel motor and 2000 gal. tank. Amarillo gearhead.

Possession: Full possession for 2023 crop season.

Taxable Acres: 159.99 ac. **2022 Taxes:** \$11,721.28 (Approximately \$73/acre)

Zoning: None

NRD: Lower Elkhorn

School District: Wayne

NW¼ 5-26-3E



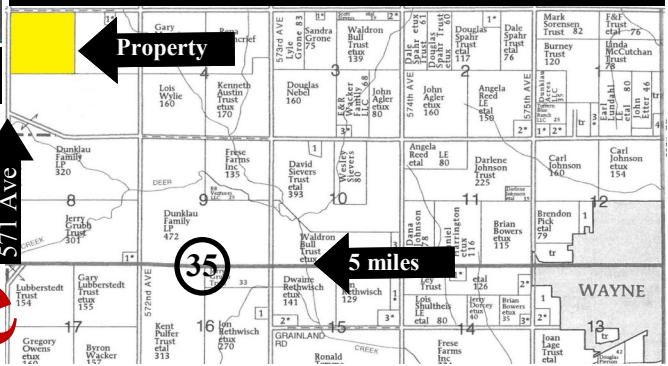
SOIL MAP



SOIL TYPE & CLASS

- 6603 Alcester silty clay loam, 2-6% slope. Class II
- 6754 Nora silt loam, 2-6% slope. Class II
- 6811 Moody silty clay loam, 2-6% slope. Class II
- 7716 McPaul silt loam, Class II.
- 6756 Nora silt loam, 6-11% slope. Class III
- 6813 Moody silt clay loam, 6-11% slope. Class III

LOCATION



SALE TERMS

This property will be offered at public auction January 18, 2023 at 1:30 p.m., at the Elkhorn Valley Bank, Wayne, NE. 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 or before March 1, 2023.

This is a cash sale so arrange your financing in advance. Buyers will pay the 2023 and prior real estate taxes, deliver marketable title by Warranty Deed and give full possession. 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.

SOLD!
\$18,300/Acre

ALVIN WILLERS ESTATE—OWNER

— call for more information —
Midwest Land Co.

David Ewing
 Marion Arneson
 Galen Wiser
 Jerry Lewis

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