

## PIVOT IRRIGATION—FULL POSSESSION

# 158.36 Acres — Pierce County, Nebraska FARM LAND AUCTION

December 13, 2011 — 1:30 p.m.

Jerry's Hilltop, 86420 US Hwy 81, Randolph, NE

### PROPERTY DESCRIPTION

**Legal:** SW¼ 18-27N-1W, Pierce County, NE

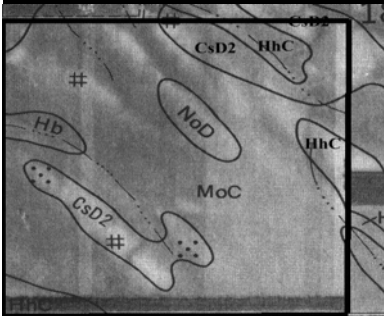
**Property Location:** From the Jct. of Hwy 81 & 20, go 3 miles west & 3½ miles south on 552nd Ave - or - from the Jct. of Hwy 81 & 20, go 4 miles south & 2½ miles west on 861Rd.

**FSA Data:** The FSA shows 150.9 acres of non-HEL crop land. The FSA corn base is 143.4 acres, with a direct yield of 114 Bu/ac. The FSA bean base is 4.5 acres with a direct yield of 43 Bu/ac. The 2011 direct payment was \$3,884.

**Topography & Soils:** Gently to moderately rolling cropland. Soils are primarily class II Moody silty clay with lesser areas of class II Hobbs silt loam & class III Nora/Crofton.

**Possession:** Full possession for 2012    **2010 Taxes:** \$6,004.60    **Zoning:** A-1

### SOIL MAP



### IMPROVEMENTS

- 1,000 gal. diesel tank.
- Superior drying bin—6,500 bu. cap.
- Superior aeration bin—6,500 bu. cap.

### WELL & IRRIGATION

**Well**—Reg. G-062204, drilled 1979. 239' deep, SWL 105', 134' pumping depth, 700 GPM. 160 acres

**Irrigation**—210' pump, 8" column and an 8-tower T&L pivot (new 1998). JD 4045 diesel engine (new 2011). Randolph 5:4 gear head.

### SOIL MAP LEGEND

**CsD<sub>2</sub>** Crofton-Nora silt loams, 7-11% slope, Class III.

**Hb** Hobbs silt loam, Class I.

**HhC** Hord-Hobbs silt loams, 0-7% slope, Class II.

**MoC** Moody silty clay loam, 1-7% slope, Class II.

**NoD** Nora silt loam, 7-11% slope, Class III.

### SALE TERMS

The property will be offered at public auction December 13, 2011, at 1:30 p.m., in the meeting room at Jerry's Hilltop, 86420 US Hwy 81, Randolph, NE.

Bids will be accepted on the property as a whole unit. The successful bidder(s) 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 January 18, 2012. **This is a cash sale so arrange your financing in advance.**

Sellers will retain the 2011 cash rental, pay the 2011 and prior real estate taxes; give possession at closing by assignment of the existing written cash lease which terminates February 28, 2012; and deliver marketable title by Warranty Deed. 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.

**Evangelical Lutheran Church in America—Owner**

— call for more information —

## Midwest Land Co.

David P. Ewing  
Marion Arneson

206 Main St., PO Box 132  
Wayne, NE 68787  
(402) 375-3385  
Fax (402) 375-3386

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

