

77.85 acres—Southwest of Carroll, Nebraska

WAYNE COUNTY FARMLAND AUCTION

Tuesday, November 13, 2012 — 1:30 PM

**First National Bank Community Room,
411 East 7th, Wayne, NE**

Property: 77.85 acres, more or less, of moderately rolling upland cropland located southwest of Carroll, NE, with about 5.29 acres in a salvage building site.

Location: Southwest of Carroll, NE, from the Jet Hwy 57 & 98 south of Carroll, go 3 miles west on Hwy 98 and ¼ mile south on 564th Ave.

Legal: S½NW¼ Section 18, TWP 26N, RGE 2E, Wayne County, NE.

FSA Data: The FSA shows 71 acres cropland. The FSA corn base is 54.4 acres, with a direct yield of 75 Bu/ac. The FSA bean base is 16.3 acres with a direct yield of 27 Bu/ac. The FSA oat base is .3 acres, with a direct yield of 50 Bu/ac. The 2012 direct payment is \$1,135.

Topography & Soils: Moderately rolling upland. Soils are predominately Moody/Nora silt loam.

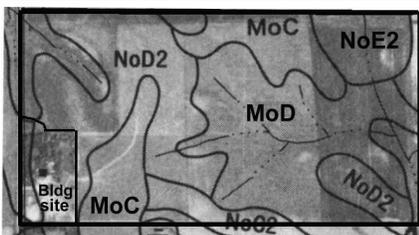
Possession: Subject to lease terminating March 1, 2013, with full possession March 1, 2013.

Taxable acres: 77.85 **2011 Taxes:** \$3,271.38 **Zoning:** None

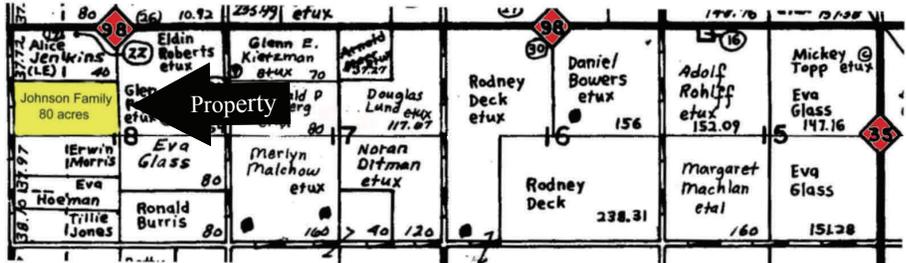
SALE TERMS

This property will be offered at public auction November 13, 2012, at 1:30 p.m., at the First National Bank Community Room, 411 East 7th St., Wayne, 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 December 13, 2012. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2012 and prior real estate taxes; give possession at closing, subject to a lease terminating March 1, 2013 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 inspection. 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.

SOIL MAP



PROPERTY LOCATION



SOIL LEGEND

MoC	Moody silty clay loam, 2 to 7% slope.
MoD	Moody silty clay loam, 7 to 11% slope.
NoC2	Nora silt loam, 2 to 7% slopes, eroded.
NoD2	Nora silt loam, 7 to 11% slope, eroded.
NoE2	Nora silt loam, 11 to 17% slope, eroded.

JOHNSON FAMILY—OWNERS

— call for more information —
Midwest Land Co.

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