

FULL POSSESSION

154 Acres — Wayne County, Nebraska

UNIMPROVED FARM FOR SALE

Buyer gets full possession for 2011!

CROPLAND: The FSA shows 151.3 acres of cropland. Corn base is 136.8 acres with 73 Bu/ac direct yield & CC yield. Bean base is 13.2 acres with a 37 Bu/ac direct yield & CC yield. The 2010 direct payment was \$2,509.

TOPOGRAPHY: Moderately rolling.

SOILS: Primarily Nora & Crofton soils.

TAXES: \$5,898.74 (2010 land tax) Approx. \$38 / acre.

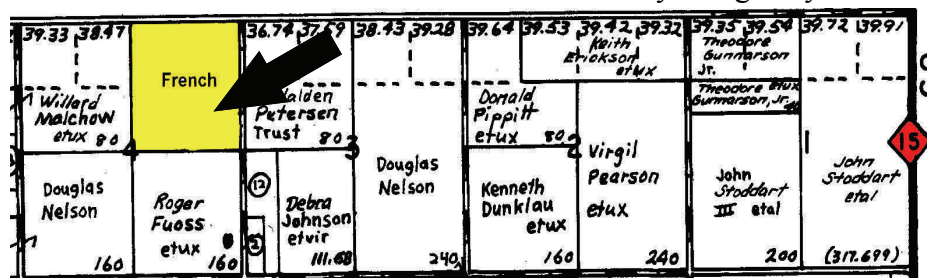
ZONING: Wayne County does not have zoning.

PRICE: \$816,000 (Approximately \$5,300 per acre)

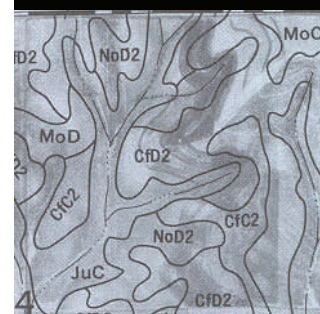
SOLD

PROPERTY LOCATION

8 miles north & 3 miles west of Jct. 35 & 15 Wayne highways.



SOIL MAP



IRRIGATION WELL

- Power unit, column pipe, etc. is owned by tenant
- 152' cased well
- Well is set for 90' of 8" column, @ 800 gpm

LEGAL DESCRIPTION

Northeast Quarter, Section 4, Township 27, Range 3, Wayne County, Nebraska.

Soil Map Legend

Cfc2	Crofton silt loam, 2 -7% slope
Cfd2	Crofton silt loam, 7-11% slope
JuC	Judson silt loam, 2 -7% slope
MoC	Moody silty clay loam, 2-7% slope
MoD	Moody silty clay loam, 7-11% slope
NoD2	Nora silt loam, 7-11% slope

SALE TERMS

This is a cash sale with the buyer paying a 5% down payment and the balance at closing on or before December 31, 2010. Sellers will pay the 2010 and prior real estate taxes, give full possession at closing and deliver marketable title by Warranty Deed. Seller may prove title by Abstract or Title Insurance Commitment. Cost of title insurance will be split between buyer and seller.

Prospective buyers may view this farm from the road, or call the brokers to arrange a physical inspection. All information is believed to be accurate but no warranty is expressed or implied. The Midwest Land Co., its Broker and salespersons are limited agents of the seller.

William & Wyllie French – Owners

— call for more information —

Midwest Land Co.

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