

160 Acres — Cuming County, Nebraska

UNIMPROVED FARM FOR SALE

FSA Data: The FSA shows 154.85 acres of cropland. The recertified FSA corn base is 69.20 acres. The FSA PLC yield is 135 bu/ac for corn. The recertified FSA bean base is 69.20 acres. The FSA PLC yield is 41 bu/ac for beans.

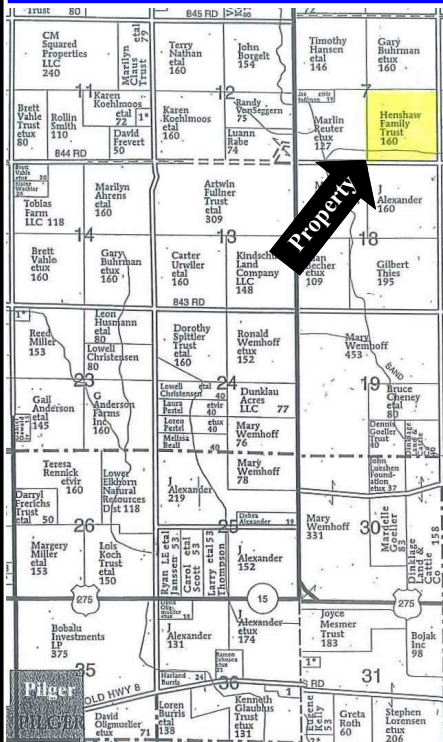
Topography & Soils: Gently to moderately rolling cropland. Soils are primarily Alcester, Belfore, Moody, Nora, Class II & III with lesser areas of Crofton class IV.

Possession: Full possession for the 2018 crop season.

Taxable Acres: 160 **2015 Taxes:** \$8,473.16 (\$52.95 per/acre) **Zoning:** A-1

Lease Assignment: Subject to a 2 year cash rent lease with Gerald Ruskamp. Lease terminated 2/28/2018. Rent payable in the total amount of \$24,800. \$6,200 due 3/1, 6/1, 9/1, & 12/1.

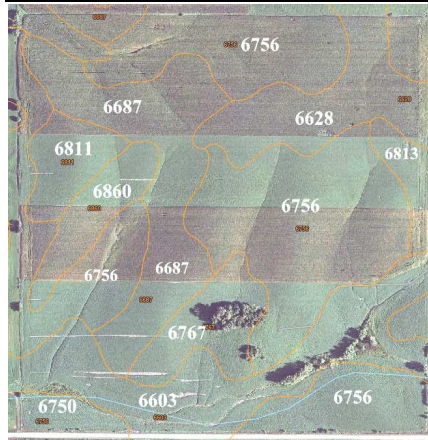
Price: \$1,000,000 (\$6,250 per acre)



PROPERTY LOCATION

3 miles north of Junction Hwy 15 & 275, and one mile east.

SOIL MAP



Soil Legend Class %

6628	Belfore silty clay loam, 0-2 % slopes.	I	8%
6811	Moody silty clay loam, 2-6% slopes.	II	4%
6603	Alcester silty clay loam, 2-6 % slopes.	II	16%
6813	Moody silty clay loam, 6-11% slopes.	III	3%
6756	Nora silt loam, 6-11% slopes.	III	41%
6767	Nora silty clay loam, 6-11% slopes.	III	5%
6687	Crofton silt loam, 6-11% slopes, eroded.	IV	15%
6860	Crofton silt loam, 8-17% slopes, eroded.	IV	4%
6750	Nora silt loam 11-17% slopes, eroded.	IV	2%

SALE TERMS

This is a cash sale with the buyer paying a 10% down payment and the balance at closing. Sellers will pay the 2015 and prior real estate taxes; deliver marketable title by Trustees Warranty Deed and give full possession at closing. Cost of title insurance will be split between buyer and seller.

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. The Midwest Land Co., its Broker and salespersons are limited agents of the seller.

LEGAL DESCRIPTION

Southeast Quarter (SE¼) Section 7, Range 24 North 4 East, Cuming County, NE.

HENSHAW FAMILY TRUST—OWNER

— call for more information —

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Visit us at

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