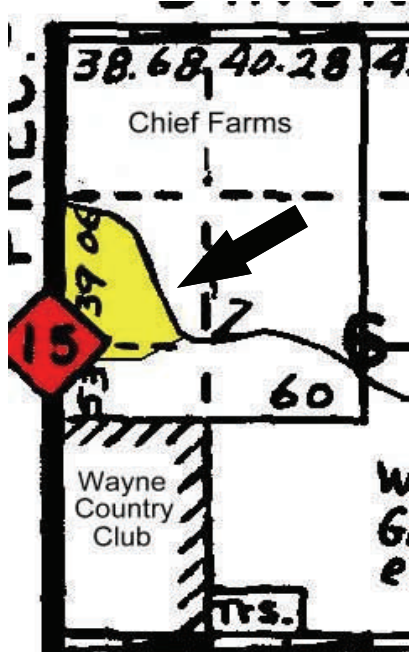


FULL POSSESSION

17.56 Acres — Wayne County, Nebraska UNIMPROVED FARM FOR SALE



Buyer gets full possession for 2011!

CROPLAND: 6.8 acres

TOPOGRAPHY: Gently to moderately rolling with bottom creek land.

SOILS: Clay/ Silty Loam

ZONING: Within two mile city of Wayne restrictions.

TAXES: \$640.25 (Approximately \$36.46 per acre)

PRICE: \$95,000 (Approximately \$5,410 per acre)

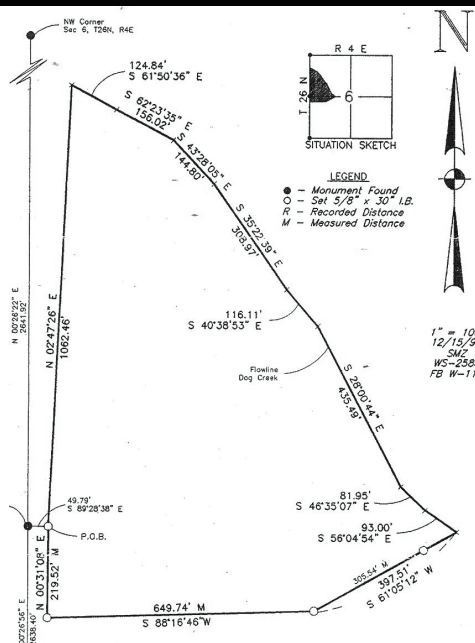
LEGAL DESCRIPTION

Part of a tract of land in the W $\frac{1}{2}$ W $\frac{1}{2}$ of Section 6, Township 26 North, Range 4 East, Wayne, County.

PROPERTY LOCATION

1 $\frac{1}{2}$ miles north of Jct. 15 & 35 on east side.

LAND SURVEY



SALE TERMS

This is a cash sale with the buyer paying a 10% down payment and the balance at closing on or before March 1, 2011. 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 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.

Lee Remer-Owner

— call for more information —

Midwest Land Co.

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Marion Arneson

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