

160 ACRES—EXCELLENT IRRIGATION POTENTIAL

DIXON COUNTY FARMLAND AUCTION

Tuesday, November 15th — 1:30 PM
Elkhorn Valley Bank Community Room
411 E. 7th St., Wayne, NE

Property: A productive gently sloping/rolling silt loam quarter with excellent center pivot irrigation potential and 2023 possession.

Legal Description: SE¼ of Section 7, Township 27, Range 4E, Dixon County, NE.

Location: From Wayne—6 miles north on Hwy 15 & ½ mile east on 862 Rd.

FSA Data: The FSA shows 151.72 acres of cropland. The base acres are 55.28 for corn and 55.32 for beans. The PLC yield is 160 bu/ac for corn and 48 bu/ac for beans.

Topography & Soils: Gently sloping Class 2 & 3 Moody Silty Clay loam & Nora Silt loam soils with some Aowa silt loam soil.

Irrigation: This is an excellent irrigation area with wells registered at 750 to 900 gpm. Static water levels range from 38' to 100' and pumping depths range from 52' to 120'.

Taxable Acres: 160 ac. **2021 Taxes:** \$10,342.10 (Approximately \$65/acre)

Zoning: None

NRD: Lower Elkhorn

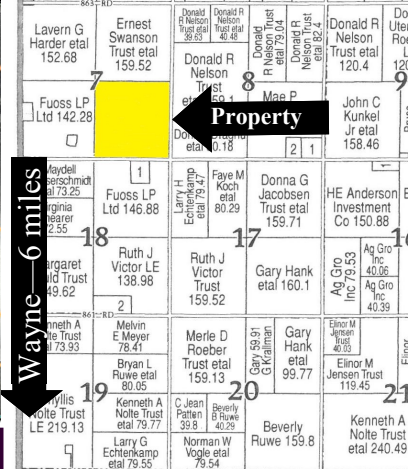
School District: Wayne

SOIL MAP

6300	Aowa silt loam, 0-3% slope. Class II
6754	Nora silt loam, 2-6% slope. Class II
6811	Moody silty clay loam, 2-6% slope. Class II
6756	Nora silt loam, 6-11% slope. Class III
6813	Moody silt clay loam, 6-11% slope. Class III



LOCATION



SALE TERMS

This property will be offered at public auction **November 15th** at 1:30 p.m., at the Elkhorn Valley Bank, Wayne, NE. The successful bidder 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 March 1, 2023.

This is a cash sale. Arrange your financing in advance. Sellers will pay the 2022 and prior real estate taxes, deliver marketable title by Warranty Deed and give full possession. 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 the 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.



- 5 acre salvage building site in the northeast corner.
- The current farm lease expires 2/28/23.
- Full Possession—March 1, 2023

OWNERS—LORETTA DUFFEK AND LESLI LEE

— call for more information —
Midwest Land Co.

David Ewing
 Marion Arneson
 Galen Wiser
 Jerry Lewis

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Visit us at

www.midwestlandco.com