## **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: SE<sup>1</sup>/<sub>4</sub> 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: NoneNRD: Lower ElkhornSchool District: Wayne

## SOIL MAP LOCATION Ernest onald R 6300 Aowa silt loam, 0-3% slope. Lavern G larder etal 152.68 6813 6756 Swanson Trust etal 159.52 6811 Class II Donald R ust eta 120.4 12 Fuoss LP Ltd 142.28 6754 Nora silt loam, 2-6% slope. 6813 Property Kunke Class II Π Jr etal 158.46 6813 Donna G 6811 Moody silty clay loam, 2-6% HE Anderson Jacobsen Trust etal 159.71 Fuoss LP Ltd 146.88 Echter etal 7 80.08 6811 IWI Co 150.88 slope. Class II 6756 18 6756 9 Ruth J Ruth J 6756 Nora silt loam, 6-11% slope. Victor L 138.98 Victor Trust 159.52 Gary Hank etal 160.1 Class III 6756 Gary Hank etal 99.77 Merle D 6813 Moody silt clay loam, 6-11% 681 6300 Trust etal 159.13 20 Bryan L Ruwe etal 80.05 slope. Class III 6813 21 Kenneth A Nolte Trus etal 79.77 Kenneth A Beverly Ruwe 159.8 Nolte Trust etal 240.49 Larry G Echtenkamp etal 79 55 SALE TERMS Norman W Vogle etal This property will be offered at public auction 5 acre salvage building site November 15th at 1:30 p.m., at the Elkhorn Valley in the northeast corner. Bank, Wayne, NE. The successful bidder will be required to pay 10% of the tot 1 puchase price on the day of sale, sign a Real Estat. Contract, and pay the balance due at closing on or to fore March 1, 2023. **This is a cash ale to a range your financing it advance** Selfus will pay the 2022 and stor real estate tax includer marketage title by Warranty The current farm lease expires 2/28/23. • Full Possession—March 1, 2023 Deed and give full possession. Cost of title insurance will be split between upper and seller. Sellers reserve the right to reject and a dual bids. Prospective buyers **OWNERS—LORETTA DUFFEK** AND LESLI LEE - call for more information may view the form from the road, or call Midwest Land Coloparate schedule an appointment. All internation is believed to be accurate but no warranty idwest 206 Main St., PO Box 132 David Ewing Wayne, NE 68787 is expressed or implied. All announcements day of Marion Arneson (402) 375-3385 Galen Wiser sale shall take precedence over printed material. The NEBRASKA Jerry Lewis Midwest Land Co., its Broker and salespersons are Visit us at limited agents of the seller. www.midwestlandco.com

©2012 Midwest Land Co - Rev: 12/3/2022.