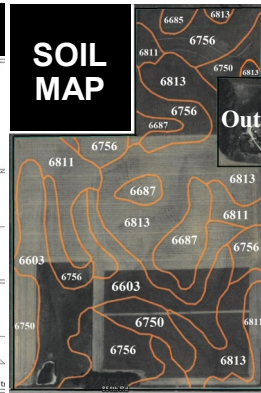
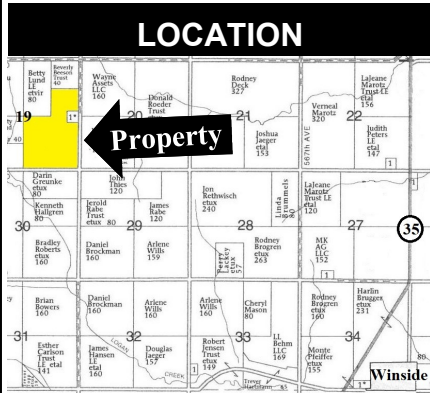


# IMMEDIATE 2024 POSSESSION

## WAYNE COUNTY FARMLAND AUCTION

Thursday March 14th — 1:30 PM  
 Elkhorn Valley Bank Community Room  
 411 E. 7th St., Wayne, NE

**Property:** A gently to moderately rolling dryland corn-bean farm with silty clay loam soils and 15 acres of pasture. The improved acreage is excluded.  
**Location:** 2½ miles west of Winside, NE on 852nd Rd and 2 miles north on 565th Ave.  
**Legal Description:** SE¼ & Pt SE¼NE¼ 19-26-2E, Wayne County, NE  
**FSA Data:** The FSA shows 169.87 acres of cropland. The base acres are 113.80 for corn and 37.94 for beans. The PLC yields are 158 Bu/ac for corn and 49 Bu/ac for beans.  
**Topography & Soils:** Gently to moderately sloping Moody, Nora and Crofton silt loam and silty clay loam soils with some Alcester silty clay loam valley soils.  
**Possession:** Full possession for 2024 at closing  
**Taxable Acres:** 186.53 ac. **2023 Taxes:** \$11,714.76 (Approximately \$62.80/acre)  
**Zoning:** None **NRD:** Lower Elkhorn **School District:** Winside 95R



SOIL TYPE	CLASS
6603 Alcester silty clay loam, 2-6% slope.	II
6754 Nora silt loam, 2-6% slope.	II
6811 Moody silty clay loam, 2-6% slope.	II
6756 Nora silt loam, 6-11% slope.	III
6685 Crofton silt loam, 2-6% slope.	III
6813 Moody silty clay loam, 6-11% slope.	III
6782 Nora-Moody silty clay loams, 6-11% slope.	III
6750 Nora silt loam, 11-17% slope.	IV
6860 Crofton silt loam, 8-17% slope.	IV

### SALE TERMS

This property will be offered at public auction March 14, 2024 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 April 10, 2024. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2023 and prior real estate taxes; deliver marketable title by Warranty Deed and give possession at closing. 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 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. 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.



**MTD FARMS LLC—OWNERS**

— call for more information —  
**Midwest Land Co.**

David Ewing 206 Main St., PO Box 132  
 Galen Wiser Wayne, NE 68787  
 Jerry Lewis (402) 375-3385



[www.midwestlandco.com](http://www.midwestlandco.com)