227.8 Acres— Wayne Area

WAYNE COUNTY FARMLAND AUCTION

Wednesday, November 2, 2016 — 1:30 PM Elkhorn Valley Bank — 411 E. 7th St., Wayne, NE

Property: An excellent dryland farm located 2 miles southwest of Wayne, NE that has been in the same family for over 100 years.

FSA Data: The FSA shows 221.82 acres of cropland with 217.89 acres as HEL and 3.92 acres of NHEL cropland. The base acres are 108.7 for corn and 108.7 for beans. The PLC yields are 145 and 38 bu/ac for corn and beans, respectively. The farm is enrolled in the ARC county farm program.

Topography & Soils: Predominately gently to moderately rolling Class 2 and 3 Moody Silty Clay & Nora Silt Loam with about 21% of the farm in Class 1 Kennebec Silt Loam and Alcester Silty Clay Loam bottom soils.

Possession: At closing, subject to the remaining term of a cash lease terminating 2/28/17.

Location: 2 miles South and 1½ miles west of Wayne, NE.

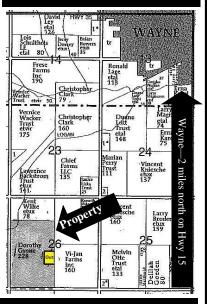
Taxable Acres: 227.87 **2015 Taxes:** \$17,502.06

Improvements: None **Zoning:** None **NRD:** Lower Elkhorn

SALE TERMS

This property will be offered at public auction **November 2, 2016** at 1:30 p.m., at the Elkhorn Valley Bank, Wayne, NE. Bids will be accepted on the property as a whole unit. 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 December 20, 2016. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2016 and prior real estate taxes; deliver marketable title by Trustees Deed and give full possession at closing, subject to a cash lease terminating 2/28/2017. 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.

LOCATION



SOIL MAP



- Alcester silty clay loam, 0-2% slopes. Class II.
- 6750 Nora silt loam, 11-17% slopes. Class III.
- 6754 Nora silt loam, 2-6% slopes. Class II.
- 6756 Nora silt loam, 6-11% slopes. Class III.
- 6781 Moody Nora silty clay, 11-17% slopes. Class IV.
- 6813 Moody silty clay loam, 6-11% slopes. Class III.
- 7153 Kennebec silt loam, Class I.

LEGAL DESCRIPTION

SW¹/₄ (except a 12.13 acre building site previously conveyed) & S¹/₂NW¹/₄, all in 26-26N-3E, Wayne County, Nebraska.

GRONE FAMILY TRUST—OWNER

Midwest Land Co.

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