

# COON CREEK BOTTOM LAND

200 Acres — Wayne County, Nebraska

## FARM LAND AUCTION

September 27, 2011 — 1:30 PM

Community Room in First Nat'l Bank, 411 E. 7th St. — Wayne, NE

### PROPERTY DESCRIPTION

**Property Location:** 2 miles south & 1 mile west from Jct. Highway 35 & 16 south of Wakefield, NE.

**Legal Description:** Tract 1: SE $\frac{1}{4}$  19-26N-5E, 160 acres. Tract 2: SW $\frac{1}{4}$ SW $\frac{1}{4}$  20-26N-5E, 40 acres.

**Soils:** Tract 1: Primarily Class 1 Kennebec & Colo silt loam & Class II McPaul silt loam & Colo/Lamo silty clay loam & Class II & III Moody silty clay loam soils. Tract 2: Primarily Class I Colo silty clay loam, Class II Judson silt loam & Class II & III Moody silty clay loam soils.

**Topography:** Tract 1: Mostly bottom land with some upland. Tract 2: Part bottom land and part gently rolling upland.

**Possession:** March 1, 2012      **2010 Taxes:** Tract 1: \$7,604.47 Tract 2: \$1,368.98

### IMPROVEMENTS

#### Tract 1

- 1½ story frame house, wood frame, with basement.
- Modern cased well.
- Small grain bin & 2 small sheds.

### FSA Data

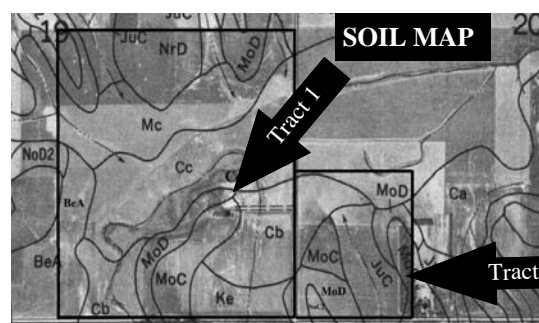
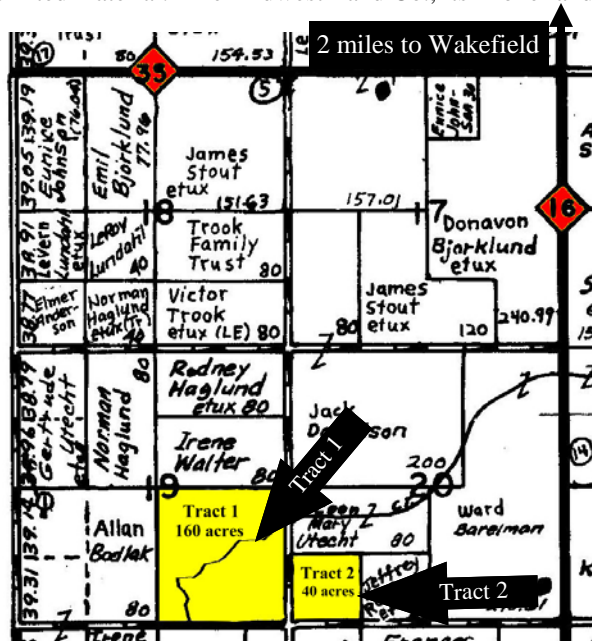
	Taxable Acres	FSA Crop Acres	Estimated Base Acres	
			Corn	Beans
Tract 1:	160	140.2	61.78	61.78
Tract 2:	40	34.77	15.32	15.32
	200	174.97	77.10	77.10

### SALE TERMS

The property will be offered at public auction September 27, 2011, at 1:30 p.m. at the Community Room in First National Bank, 411 East 7th St., Wayne, NE.

Bids will be accepted on the two individual tracts and the property as a whole unit. The successful bidder(s) 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 November 10, 2011. **This is a cash sale so arrange your financing in advance.**

Sellers will retain the 2011 cash rental, pay the 2011 and prior real estate taxes; give possession at closing by assignment of the existing oral cash lease which terminates 3/1/2012; and deliver marketable title by Warranty Deed. 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.



**Utecht Family — Owners**

— call for more information —

## Midwest Land Co.

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