

**538.60 ACRES OF THURSTON AND DAKOTA COUNTIES
FARMLAND FOR SALE**

SOLICITING BIDS FOR THE FARMS. Bids accepted from February 26 until noon on February 29, 2024.

Terms of Sale: Property will be sold as 4 tracts of land. Property is selling "as is." Farms will be available for the 2024 crop year to the buyer(s). Bids to be submitted on a per acre basis. Method of sale shall be by phone auction with the following terms. Bids may be submitted by phone to the agent. Agent will accept bids from interested parties starting on February 26, 2024, and continuing through February 29, 2024. Bidding ends at 12:00 pm on February 29, 2024. Bidding time may be extended by the agent. Property will be sold for cash settlement to Seller at closing. Can bid on one or more farms. Closing will be on or before April 1, 2024.

Call for more information

Midwest Land Company

402-375-3385 Dave Ewing, broker

402-380-8323 Jerry Lewis, agent

Midwestlandco.com

206 Main Street, Post Office Box 132

Wayne, Nebraska 68787

Parcel 1: Legal description: That part of the W 1/2 of Lot 2 lying West of the Right-of-way, Section 35, Township 27 North, Range 6 East of the 6th P.M., Dakota County, Nebraska (2.00 acres) **AND** Lot 1, Section 34, Township 27 North, Range 6 East of the 6th P.M., Dakota County, Nebraska (5.95 acres) **AND** Lot 3 of the NE 1/4, except railroad right of way and SE 1/4 NE 1/4 of Section 34, Township 27 North, Range 6 East of the 6th P.M., Thurston County, Nebraska (70.60 acres)

Location: It is three-quarters of a mile east of the intersection of gravel Dakota County 270th Street/Thurston County A Road and Nebraska Highway #9 on Dakota County 270th Street to the northwest corner of the property.

2023 Taxes: \$4,369.50

FSA Crop Acres: 77.25 acres HEL (maps attached) Base acres: 150.80 corn with PLC Yield of 154 and 149.30 for soybeans with PLC Yield of 41 (Parcels 1 and 2 combined)

PARCEL 2: Legal Description: Lot 4 of the NE 1/4 and the SW 1/4 NE 1/4 and the N 1/2 SE 1/4 NE 1/4 and Lot 5 of the NW 1/4 and Lot 6 of the NW 1/4, except railroad right of way and the S 1/2 NW 1/4, All in Section 35, Township 27 North, Range 6 East of the 6th P.M., Thurston County, Nebraska (237.57 acres)

Location: It is a mile east of the intersection of gravel Dakota County 270th Street/Thurston County A Road and Nebraska Highway #9 on Dakota County 270th Street to the northwest corner of the property.

Buildings: Property Selling “as is.” House is considered uninhabitable.

2023 Taxes: \$13,555

FSA Crop Acres: 222.93 acres HEL (maps attached) Base acres: 150.80 acres for corn with PLC Yield of 154 and 149.30 for soybeans with PLC Yield of 41 (Parcels 1 and 2 combined)

PARCEL 3: Legal Description: SE 1/4 of Section 25, Township 27 North, Range 6 East of the 6th P.M., Dakota County, Nebraska (160 acres) **AND** Lot 1 in Section 36, Township 27 North, Range 6 East of the 6th P.M., Dakota County, Nebraska (17.48 acres)

Location: It is two and a half miles east of the intersection of gravel Dakota County 270th Street/Thurston County A Road and Nebraska Highway #9 on Dakota County 270th Street to the northwest corner of the property.

2023 Taxes: \$8,862

FSA Crop Acres: 177.03 acres HEL (maps attached) Base Acres: 111.20 acres for corn with 159 PCL Yield and 65.70 acres for soybeans with PCL Yield of 61

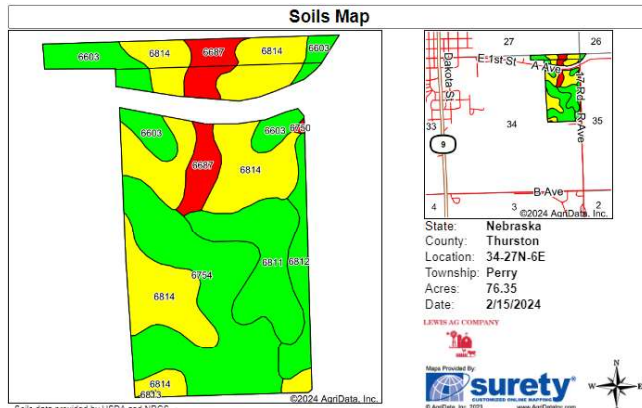
PARCEL 4: Legal Description: That part of the N 1/2 SE 1/4 of Section 25, Township 25 North, Range 6 East of the 6th P.M., Thurston County, Nebraska lying East and South of the center line of the deep drainage ditch which runs in a Northeasterly-Southeasterly direction across the above described premises, consisting of 45.0 acres, more or less (45.00 acres)

Location: It is located 2 miles east of the intersection of Nebraska Highway #94 and Nebraska Highway #9 on Highway #94 then a half mile south on gravel Thurston County 19th Road to the northeast corner of the farm.

2023 Taxes: \$2,564.12

FSA Acres: 43.9 HEL (maps attached) Base Acres: 20.10 acres for corn with PCL Yield of 138 and 20.10 acres for soybeans with PCL Yield of 49

Tract 1 – E ½ NE ¼ in Section 34 and Part Tax Lot 2 in Section 35

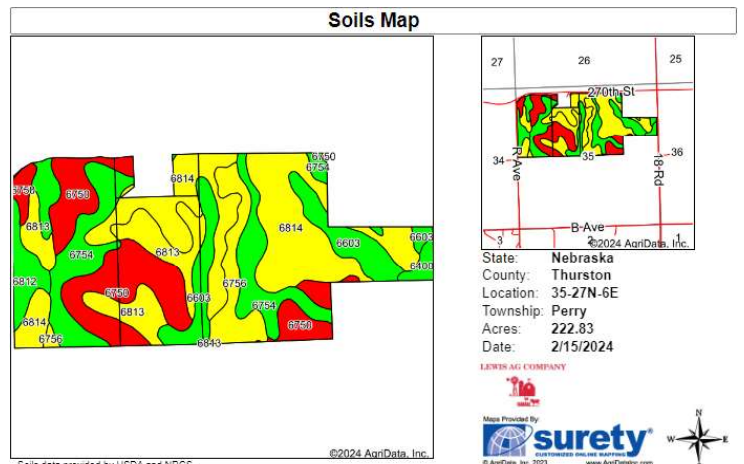


Soils data provided by USDA and NRCS.

Area Symbol: NE043, Soil Area Version: 21
Area Symbol: NE173, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	°n NCCPI Soybeans
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	24.11	31.6%			IIIe	IVe	66
6754	Nora silt loam, 2 to 6 percent slopes, eroded	19.09	26.1%			IIIe	IIIe	67
6811	Moody silty clay loam, 2 to 6 percent slopes	9.67	12.7%			IIIe	IIIe	74
6603	Alcester silty clay loam, 2 to 6 percent slopes	4.77	6.2%			IIIe	IIIe	72
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	4.29	5.6%			IIIe	IIIe	71
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	4.17	5.5%			IIIe	IVe	65
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	4.10	5.4%			IVe	IVe	41
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.54	4.6%			IIIe	IIIe	72
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	1.68	2.1%			IVe	IVe	51
6750	Nora silt loam, 11 to 17 percent slopes, eroded	0.12	0.2%			IVe		51
6813	Moody silty clay loam, 6 to 11 percent slopes	0.11	0.1%			IIIe	IVe	69
	Weighted Average					2.52	*, 58.6	°n 66.2

Tract 2 – Lot 4; SW ¼ NE ¼; N ½ SE ¼ NE ¼; S ½ NW ¼ and Lot 5 in Section 35

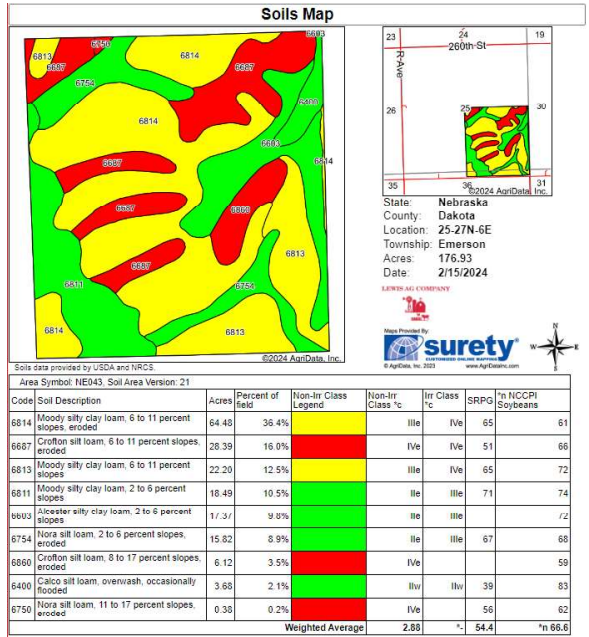


Soils data provided by USDA and NRCS.

Area Symbol: NE173, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	°n NCCPI Soybeans
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	64.36	28.9%			IIIe	IVe	66
6750	Nora silt loam, 11 to 17 percent slopes, eroded	47.12	21.1%			IVe		51
6754	Nora silt loam, 2 to 6 percent slopes, eroded	34.97	15.7%			IIIe	IIIe	67
6603	Alcester silty clay loam, 2 to 6 percent slopes	27.65	12.4%			IIIe	IIIe	72
6813	Moody silty clay loam, 6 to 11 percent slopes	23.84	10.7%			IIIe	IVe	69
6756	Nora silt loam, 6 to 11 percent slopes, eroded	14.43	6.5%			IIIe	IVe	55
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	7.83	3.5%			IIIe	IIIe	71
6400	Calico silt loam, overwash, occasionally flooded	2.63	1.2%			IIIV	IIIV	39
	Weighted Average					2.88	*, 54.3	°n 65.5

Tract 3 – SE ¼ of Section 25 and Lot 1 in Section 36



Tract 4 – Part N ½ SE ¼ of Section 25

