

PRODUCTIVE QUARTER CLOSE TO WAYNE

WAYNE COUNTY FARMLAND AUCTION

Wednesday, March 22nd — 1:30 PM

Elkhorn Valley Bank Community Room

411 E. 7th St., Wayne, NE

Property: Productive dryland quarter with valley soils.

Legal Description: NW¼ 36-26N-3E, Wayne County, NE

Location: 3 miles south of Wayne on Hwy 15 & one-half mile west on 853rd Rd.

FSA Data: The FSA shows 157.9 acres farmable with 122.9 acres of cropland and 35 acres presently in Coon Creek bottom pasture. A wetland determination shows 4.77 acres wetland in Coon Creek stream. There are 83.50 base acres for corn and the PLC yield is 132 bu/ac for corn.

Topography & Soils: Class 1 & 2 valley and gently sloping soils with moderately rolling class 2 & 3 soils on the south.

Possession: Full possession for 2023 crop season.

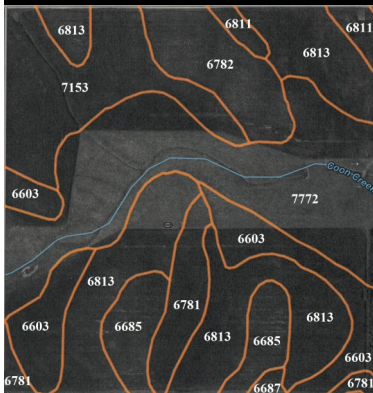
Taxable Acres: 160 ac. **2023 Taxes:** \$9,855.60 (Approximately \$61.60/acre)

Zoning: None

NRD: Lower Elkhorn

School District: Wayne

SOIL MAP



SOIL TYPE

CLASS

| | | |
|------|---|-----|
| 7153 | Kennebec silt loam, 0-3% slopes. | I |
| 6603 | Alcester silty clay loam, 2-6% slope. | II |
| 7772 | Coleridge & Lamo silty clay loam, 0-2% slope. | II |
| 6811 | Moody silty clay loam, 2-6% slope. | II |
| 6685 | Crofton silt loam, 2-6% slope. | III |
| 6782 | Nora-Moody silty clay loams, 6-11% slope. | III |
| 6813 | Moody silty clay loam, 6-11% slope. | III |
| 6781 | Nora-Moody silty clay loams, 11-17% slopes. | IV |

SALE TERMS

This property will be offered at public auction March 22, 2023 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 12, 2023.

This is a cash sale. Arrange your financing in advance. Sellers will pay the 2022 and prior real estate taxes; a live marketable title by Warranty Deed and give full possession. 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



MATT & LARA NIEMANN—OWNER

— call for more information —
Midwest Land Co.

David Ewing
 Marion Arneson
 Galen Wiser
 Jerry Lewis

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Visit us at

www.midwestlandco.com