

NICE PASTURE & CROP 80 ACRES

WAYNE COUNTY FARMLAND AUCTION

Tuesday, March 29, 2022—1:30 p.m.

Elkhorn Valley Bank Community Room

411 E. 7th Street, Wayne NE

Legal Description: W½NW¼ of Section 22, Township 25, Range 4 East, Wayne County, NE.

Property Location: 7 miles south of Wayne on Hwy 15 and 3 miles east on 849 Rd.

Property Description: A combination crop and valley pasture unit. This cow-calf pasture has a windmill and live water. There are 57 acres of pasture and 23 acres of cropland. An additional 14 acres of pasture could be cropped per the Farm Service Agency.

FSA Data: The FSA shows 23.02 acres of cropland with a corn base of 19.70 acres and a bean base of 3.20 acres. The FSA PLC yields are 143 bu/ac for corn and 47 bu/ac for beans.

Topography & Soils: Gently sloping Class 2 & 3 Lamo Silty Loam & Moody Silty Clay Soils.

Possession: Full possession for the 2022 cropping season.

Closing: May 1, 2022

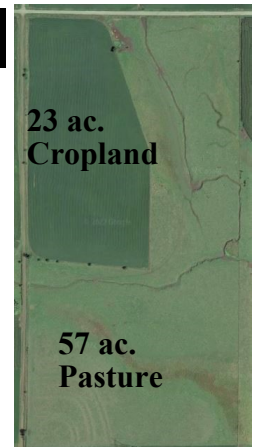
Zoning: None

Taxable Acres: 80

2021 Taxes: \$3,168.32 (\$39.64 per/ac.)



SOILS	CLASS	%
Belfore silty clay loam.	1 & 2	9%
Lamo silt loam & Lamo silty clay loam.	2	28%
Alcester silty clay loam.	2	7%
Nora silt loam.	3	19%
Moody silty clay loam.	2 & 3	32%
McPaul silt loam.	2	2%
Nora-Moody silty clay loams.	3 & 4	3%



SALE TERMS

This property will be offered at public auction March 29th at 1:30 p.m. at the Elkhorn Valley Bank Community Room. The successful bidder will be required to pay 10% of the purchase price on the day of sale, sign a Real Estate Contract, and pay the balance due at closing on or before May 1, 2022. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2021 and prior real estate taxes; deliver marketable title by Trustee's 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.



LANORA C. SORENSEN INTER VIVOS TRUST—OWNER

— call for more information —

Midwest Land Co.

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Visit us at

www.midwestlandco.com

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