

# 75.92 Irrigated Acres—Platte County, NE

## PLATTE COUNTY FARMLAND AUCTION

Tuesday, November 27, 2012 — 1:30 PM

New World Inn & Conference Center

265 33rd Ave, Columbus, NE 68601

**Property:** Ideal location near Jct Highway 81 & 22. Commercial & Agricultural potential.

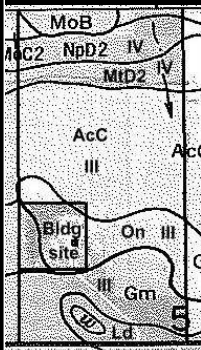
**FSA Data:** The FSA shows 63.4 acres cropland (44.53 ac. NHEL & 18.83 ac. HEL). The FSA corn base is 29.2 acres, with a direct yield of 113 Bu/ac. The FSA bean base is 17.5 acres with a direct yield of 40 Bu/ac. The FSA Barley base is .6 acres with a direct yield of 39 Bu/ac. The 2012 direct payment is \$1,052.

**Topography & Soils:** Gently to moderately rolling. Alcester silt loam (AcC), Oneil (On) and Gibbon-Gayville (Gm), Moody (M) silty clay loam and Nora (N) silt.

**Possession:** Subject to lease terminating March 1, 2013, with full possession March 1, 2013.

**Taxable Acres:** 75.92    **2011 Taxes:** \$3,700.32    **Zoning:** None

### SOIL MAP



### IRRIGATION & WELL

- Valley 4-tower pivot
- 100' irrigation well (drilled 5/1998)
- 60' of 8" column
- 4-stage WLR pump set at 600 gpm
- 40-hp US electric motor
- 15' static water level and 50' pumping depth
- Well Registry# G99725
- 70 acre irrigation permit

### IMPROVEMENTS

- 4,500 bu. est. capacity Behlen bin with vertical unload auger.
- Salvage house & outbuildings.

### LEGAL DESCRIPTION

Part of the East half Northwest Qtr (E½NW¼) Sec. 5, Twp 17, Range 1 W, Platte County, NE

### PROPERTY LOCATION

25855 State Hwy 22, Columbus, NE. From Jct Hwy 81 & 22, go ½ mile west.

### SALE TERMS

This property will be offered at public auction **November 27, 2012**, at 1:30 p.m., in the **New World Inn & Conference Center, 256 33rd Ave, Columbus NE**. Bids will be accepted on 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 **January 15, 2013**. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2012 and prior real estate taxes; deliver marketable title by Trustees Deed and give possession at closing subject to remaining term of lease terminating March 1, 2013. 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.



### ARTHUR L. WISER TRUST—OWNER

— call for more information —

## Midwest Land Co.

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