

GENTLY SLOPING IRRIGATED QUARTER

WAYNE COUNTY FARMLAND AUCTION

Tuesday, May 23rd — 1:30 PM
Elkhorn Valley Bank Community Room
411 E. 7th St., Wayne, NE

Property: A gently sloping, all-tillable irrigated quarter with quality soils and highway access.

Legal Description: NE¼ 8-26N-5E, Wayne County, NE, less highway and acreage.

Location: ¾ mile south of Wakefield, on west side of Hwy 16/35 or ½ mile north of Hwy 16-35 Jctn
FSA DataThe FSA shows 145.50 acres of cropland. The base acres are 71.20 for corn and 71.10 for beans. The PLC yield is 156 bu/ac for corn and 37 bu/ac for beans.

Topography & Soils: Gently sloping with 2/3rds highly productive Class 1 Silty Clay Loam soils.

Irrigation: 10-tower Alumigator pivot, newer control boxes and nozzles.

Well: 133' plastic cased well drilled 2000; 30' static & 74' pumping depth; 90' pump column; Registration# G00121 for 130 irrigated acres.

Possession: Assignment of 2023 cash rent lease. Buyer gets 2nd half rent and pays 2nd half taxes.

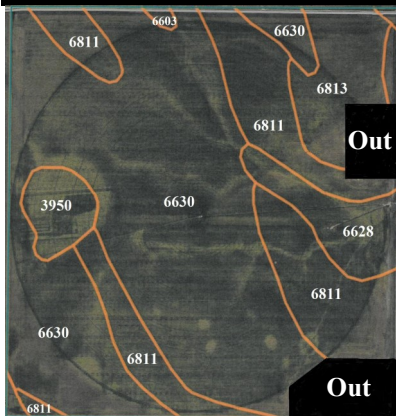
Taxable Acres: 149.20 ac. **2023 Taxes:** \$11,338.68 (Approximately \$76/acre)

Zoning: None

NRD: Lower Elkhorn

School District: Wakefield 60R

SOIL MAP



SOIL TYPE

6628	Belfore silty clay loam, 0-2% slope.	I
6630	Belfore-Moody silty clay loams, 1-3% slope.	I
6603	Alcester silty clay loam, 2-6% slope.	II
6811	Moody silty clay loam, 2-6% slope.	II
6813	Moody silty clay loam, 6-11% slope.	III
3950	Fillmore complex, frequently ponded.	IV

CLASS

IRRIGATION

- 10-tower Alumigator pivot with newer control boxes & 400 gpm nozzles.
- 133' plastic cased well drilled in 2000.
- 30' static water level.
- 74' pumping depth.
- Test pumped @ 600 gpm.
- Izzu 4 cyl. motor, 500 gal. diesel tank.

SALE TERMS

This property will be offered at public auction May 23, 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 August 15, 2023.

This is a cash sale so arrange your financing in advance. Sellers will pay the 2022 and prior real estate taxes; deliver marketable title by Trustee Deed and give possession by assignment of the 2023 cash lease. 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



RALPH & CHERYL OSWALD TRUST
—OWNER—

— call for more information —

Midwest Land Co.

David Ewing
 Marion Arneson
 Galen Wisner
 Jerry Lewis

206 Main St., PO Box 132
 Wayne, NE 68787
 (402) 375-3385



Visit us at

www.midwestlandco.com