TWO PONCA AREA FARMS—294.75 Acres

DIXON COUNTY FARMLAND AUCTION-2 Tracts
Thursday, November 3, 2016 — 1:30 PM
Ponca Community Center — Ponca, NE

Tract 1 - 160 Acres

FSA Data: The FSA shows 145.17 acres of HEL cropland with a corn base of 38.3 acres and a PLC corn yield of 141 bu/ac. There are 79.6 acres of CRP with an annual payment of $7,738. CRP contract #1043B expires 9/30/17. There are 27.3 acres of CRP with an annual payment of $6,319. CRP contract #10093A expires 9/30/23.

Topography & Soils: Predominately moderately rolling to rolling Class 3 and 4 Nora and Crofton silt loam soils with minor areas of level to Class 1 and 2 gently rolling Alcester and Aowa silt loam valley soils.

Taxable Acres: 160 **2015 Taxes:** $9,731.18

Legal Description: S½NW¼ & N½SW¼ Sec 25, TWP 30N-5E, Dixon County, NE

Possession: At closing subject to CRP contracts and cash lease terminating 2/28/2017.

Zoning: None

Tract 2 - 134.75 Acres

FSA Data: The FSA shows 120.65 acres of HEL cropland with a corn base of 70.7 acres and an oats base of 10.3 acres. The FSA PLC yields are 141 bu/ac for corn and 57 bu/ac for oats. The farm is enrolled in the ARC county farm program.

Topography & Soils: Lower slope Alcester & Aowa Silt Clay loam, Class 1 & 2. Upland mostly Nora Class IV with Crofton Class VI soils.

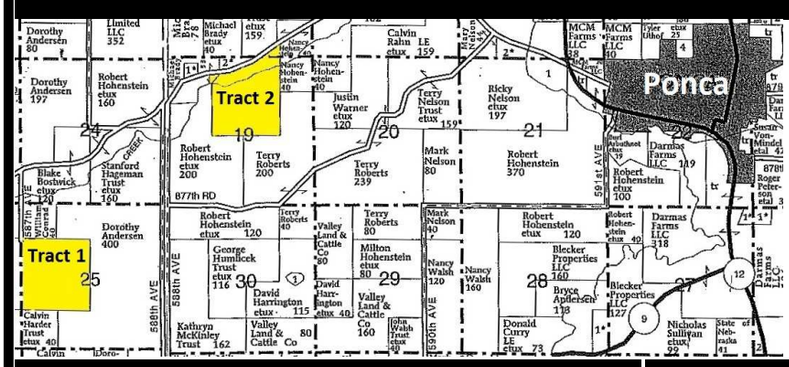
Taxable Acres: 134.75 **2015 Taxes:** $8,460.36

Legal Description: SE¼NW¼, SW¼NE¼ & Tax Lots 3 & 5, Sec 19 (134.0 ac) and Tax Lot 1, Sec 18 (0.75 ac), all TWP 30N, RGE 6E , Dixon Co., NE

Possession: At closing subject to cash lease terminating 2/28/2017.

Water: Running springs. **Zoning:** None

PROPERTY LOCATION



Tract 2: From Ponca, go north on Hwy 12, left on 879 Road approx. 2¼ miles to northeast corner of farm.

Tract 1: From Ponca, go north on Hwy 12, turn left on 879 Road approx. 1½ miles, turn left on 878 Road approx. 3 miles, turn south on 587 Ave approx. ½ mile to the northwest corner of farm.

SALE TERMS

This property will be offered at public auction **November 3, 2016** at 1:30 p.m., at the Ponca Community Center, Ponca, NE. Bids will be accepted on the property as Tracts 1 and 2 and as a whole unit. 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 December 21, 2016. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2016 and prior real estate taxes; deliver marketable title by Trustees Deed and give full possession at closing subject to CRP contracts and cash leases terminating 2/28/2017. 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.

AERIAL PHOTOS

YVONNIE L. PAPE TRUST—OWNER

— call for more information —

Midwest Land Co.

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Marion Arneson
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