

February 11, 2011—1:30 pm

539 Acres -- FULL POSSESSION -- Wayne County FARMLAND AUCTION

First National Bank Community Room, 411 East 7th St, Wayne, NE

SALE TERMS

The property will be offered at public auction February 11, 2011, at 1:30 p.m. at the Community Room in First National Bank, 411 East 7th St., Wayne, NE. The property will be offered in total and as separate tracts so as to bring the highest total sale amount. Sellers reserve the right to reject any and all bids. 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 March 15, 2011. **This is a cash sale so arrange your financing in advance.**

Sellers will pay the 2010 and prior real estate taxes; give possession at closing; and deliver marketable title by Warranty Deed. Cost of title insurance will be split between buyer and seller. 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.

Tract 1— 149.31 Acres Pt SE¼ 29-25N-2E, Wayne County, NE

Assessed Acres: 149.31 **2010 Taxes:** \$5,090.76
Cropland: FSA shows 113.4 acres of cropland and 30.3 acres rotational pasture. Corn base is 65.5 acres with 73 Bu/ac direct yield. The bean base is 9.3 acres with 26 Bu/ac direct yield.
Topography: Moderately rolling upland. **Building Site:** Approx. 4 acres with aeration bin and small rental house.
Location: 4 miles east of Hoskins, NE on Hwy 35 at Jct. Hwy 35 & 566 Avenue.

Tract 2— 230.1 Acres W½NW¼ & Pt SW¼ 28-25N-2E, Wayne County, NE

Assessed Acres: 230.1 **2010 Taxes:** \$7,244.52
Cropland: FSA shows 212 acres of cropland. Corn base is 119 acres with 74 Bu/ac direct yield. The bean base is 32 acres with 27 Bu/ac direct yield.
Topography: Moderately rolling to rolling upland with some bottom land.
Location: 4 miles east of Hoskins, NE on Hwy 35 at Jct. Hwy 35 & 566 Avenue.

Tract 3— 159.88 Acres NW¼ 31-26N-3E, Wayne County, NE

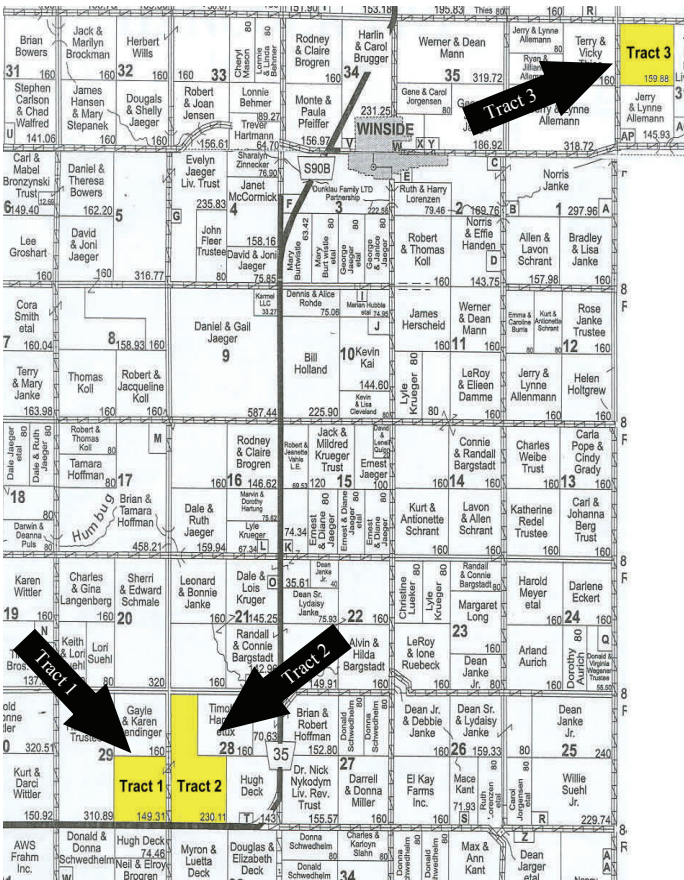
Assessed Acres: 159.88 **2010 taxes:** \$5,256.94
Cropland: FSA shows 151.2 acres of cropland. Corn base is 73.6 acres with 73 Bu/ac direct yield. The bean base is 54.2 acres with 26 Bu/ac direct yield.
Topography: Moderately rolling upland.
Location: 2 miles east of Winside, NE & ½ mile north at Jct 570 & 853 Rd. **Building Site:** Approx. 4ac with frame barn.

Warnemunde Trust – Owner

Midwest Land Co.

David P. Ewing
Marion Arneson

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Buyer gets full possession for 2011!