

North Slope "80" — 2024 POSSESSION

WAYNE COUNTY FARMLAND AUCTION

Thursday, January 25, 2024 — 1:30 PM

Elkhorn Valley Bank Community Room

411 E. 7th St., Wayne, NE

Property: Nice "north slope" short 80 acres with gently to moderately rolling loamy upland soils and full possession for 2024.

Location: From Winside spur, go ½ mile west on county road 852 (852 Rd & 567 Ave).

Legal Description: Pt N½NW¼ Section 4, TWP 25 North, RGE 2 East, Wayne County, NE less conveyance to county in northeast corner

FSA Data: The FSA shows 75.73 acres of cropland. The base acres are 35.65 for corn and 35.65 for beans. The PLC yields are 132 Bu/ac for corn and 37 Bu/ac for beans.

Topography & Soils: About 1/3rd Class 1 & 2 Kennebec, Alcester and Moody 0-6% valley silt loam/silty clay loam soils and 2/3rd Moody, Nora and Crofton silt loam/silty clay loam upland soils.

Possession: Full possession for 2024 at closing

Taxable Acres: 76.9 ac. **2023 Taxes:** \$4,720.84 (Approximately \$61.39 per acre)

Zoning: None

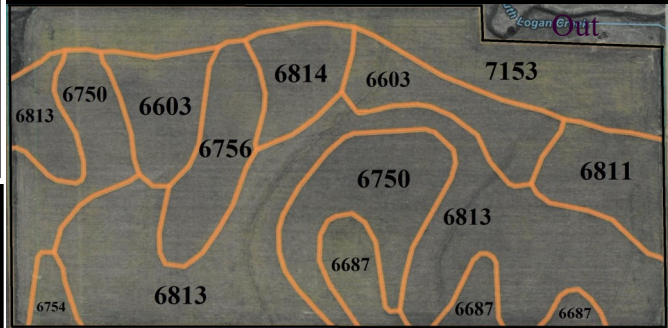
School District: Winside District #95R

NRD: Lower Elkhorn

LOCATION



SOIL MAP



SOIL TYPE

CLASS

7153	Kennebec silt loam, 0-3% slope.	I
6603	Alcester silty clay loam, 2-6% slope.	II
6754	Nora silt loam, 6-11% slope.	II
6811	Moody silty clay loam, 2-6% slope.	II
6756	Nora silt loam, 6-11% slope.	III
6813	Moody silty clay loam, 6-11% slope.	III
6814	Moody silty clay loam, 6-11% slope.	III
6687	Crofton silt loam, 6-11% slope.	IV
6750	Nora silt loam, 11-17% slope.	IV

SALE TERMS

This property will be offered at public auction January 25, 2024 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 March 1, 2024.

This is a cash sale so arrange your financing in advance. Sellers will pay the 2023 and prior real estate taxes; deliver marketable title by 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.

SHARALYN ZINNECKER ESTATE
—OWNER—

— call for more information —

Midwest Land Co.

David Ewing
Galen Wiser
Jerry Lewis

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