

FULL POSSESSION FOR 2018

UNIMPROVED FARM FOR SALE 80 Acres — Wayne County, Nebraska

Location: 5 miles east of Wayne and 5½ miles south on 581st Ave.

FSA Data: The FSA shows 78.12 acres of cropland. The recertified FSA corn base is 46.10 acres. The FSA PLC yield is 137 bu/ac for corn. The recertified FSA bean base is 28.60 acres. The FSA PLC yield is 39 bu/ac for beans.

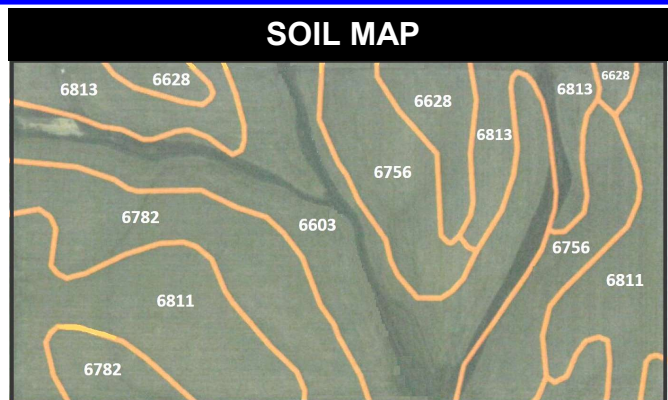
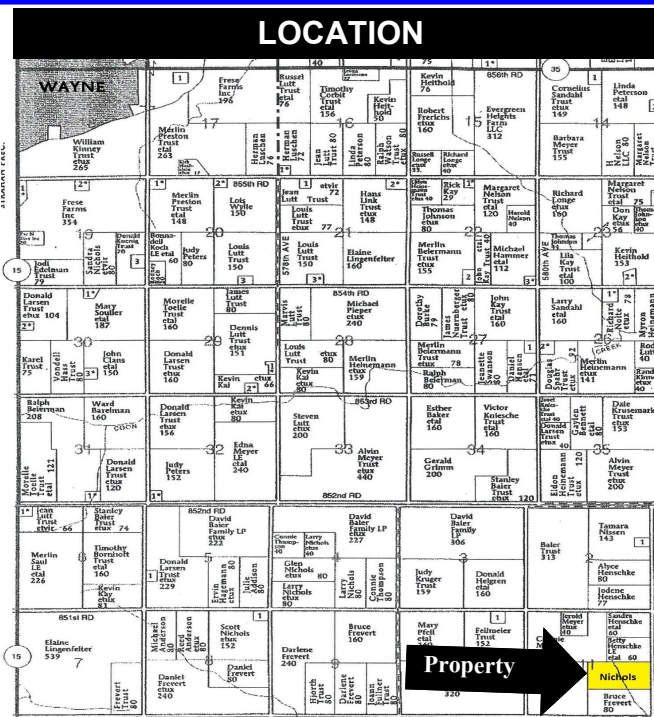
Topography & Soils: About half (53%) level to gently sloping Class 1 & 2 Alcester, Belfore and Moody Silty Clay bottom soils with the balance gently rolling Moody and Nora Silt/Silty Clay Loam upland soils.

Possession: Full possession for 2018 crop season.

Legal Description: N½SE¼ Section 11, TWP 25 north, RGE 4 east, Wayne County, NE.

Price: \$600,000 (\$7,500 per acre)

Taxable Acres: 80 **2017 Taxes:** \$6,167.40 (\$77.09/ac.) **Zoning:** None



Soil Legend	Class
6603 Alcester silty clay loam, 2-6 % slopes.	I
6628 Belfore silty clay loam, 0-2% slopes.	I
6811 Moody silty clay loam, 2-6% slopes.	II
6756 Nora silt loam, 6-11% slopes.	III
6782 Nora-Moody silty clay loams, 6-11% slopes.	III
6813 Moody silty clay loam, 6-11% slopes.	III

SALE TERMS

This is a cash sale with the buyer paying a 10% down payment and the balance at closing. Sellers will pay the 2017 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.

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. The Midwest Land Co., its Broker and Salespersons are limited agents of the seller.

GLENN & SANDRA NICHOLS—OWNER

— call for more information —
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