

DEER CREEK 80—2025 POSSESSION

WAYNE COUNTY FARMLAND AUCTION

Tuesday, October 29th — 1:30 PM
Elkhorn Valley Bank Community Room
411 E. 7th St., Wayne, NE

Property: This is a north slope 80 with good topography and productive Class II and Class III soils

Legal Description: W½NW¼ of Section 1, Township 27 North, Range 2E, Wayne County, NE.

Location: 5 miles north and 2 miles east of Carroll, NE

FSA Data: The FSA shows 77.71 acres of cropland. The base acres are 38.75 for corn and 38.75 for beans. The PLC yield is 156 bu/ac for corn and 38 bu/ac for beans.

Topography & Soils: Gently sloping to moderately rolling Class II and Class III Moody Silty Clay and Nora silty loam soils.

Irrigation: This is a proven irrigation area with excellent wells.

Taxable Acres: 80.23 ac. **2023 Taxes:** \$3,247.70 (Approximately \$40/acre)

Zoning: None

NRD: Lower Elkhorn

School District: Wayne

Improvements: A salvage building site is located in the northeast corner.

SOIL LEGEND & MAP

6300	Aowa silt loam, 0-3% slope. Class II
6603	Alcester silty clay loam, 2-6% slope. Class II
6754	Nora silt loam, 2-6% slope. Class II
6811	Moody silty clay loam, 2-6% slope. Class II
6756	Nora silt loam, 6-11% slope. Class III
6813	Moody silt clay loam, 6-11% slope. Class III
6814	Moody silt clay loam, 6-11% slope. Class III

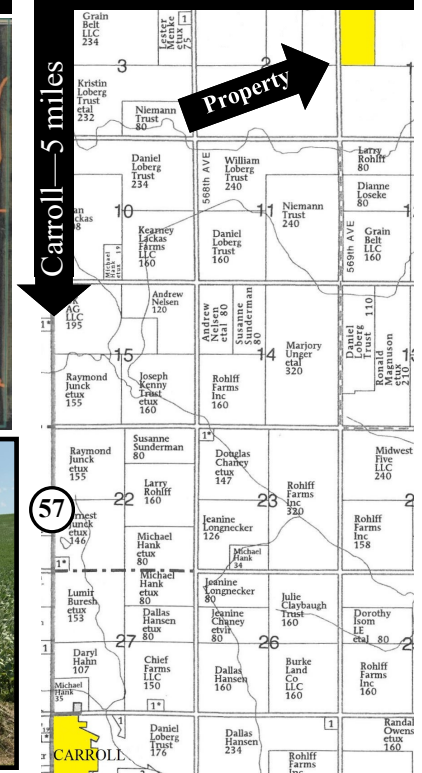


SALE TERMS

This property will be offered at public auction **October 29th** 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 December 18, 2024. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2024 and prior real estate taxes; deliver marketable title by Warranty Deed and give full possession. 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



OWNERS—EUGENE BECKNER & LAVONNE SHEARER

— call for more information —

Midwest Land Co.

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Visit us at

www.midwestlandco.com

