

152 acres—Southwest of Wakefield, Nebraska

WAYNE COUNTY FARMLAND AUCTION

Thursday, November 15, 2012 — 1:30 PM

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

Property: 152 acres, more or less, moderately rolling unimproved cropland.

Legal: NW¼ Section 12, TWP 26N, RGE 4E, Wayne County, NE, excluding 8.11 acre building site in SW corner.

FSA Data: The FSA shows 147 acres cropland. The FSA corn base is 73.8 acres, with a direct yield of 81 Bu/ac. The FSA bean base is 57 acres with a direct yield of 30 Bu/ac. The FSA oat base is 16.1 acres with a direct yield of 50 Bu/ac. The 2012 direct payment is \$2,078.

Topography & Soils: Moderately rolling upland. Primarily Moody silty clay loam and Nora silt-loam upland soils.

Possession: Subject to lease terminating March 1, 2013, with full possession March 1, 2013.

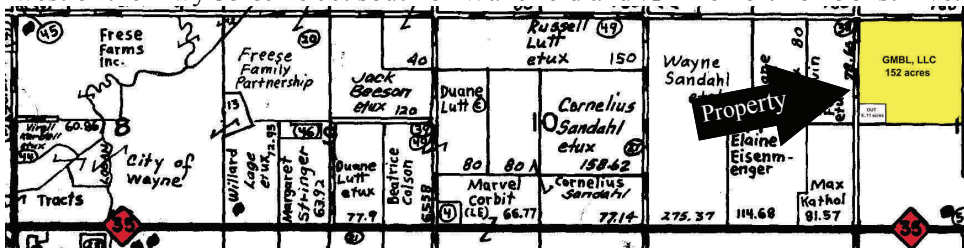
Taxable Acres: 152.0 acres.

2011 Taxes: \$5,630.84

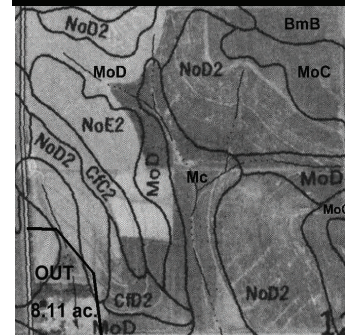
Zoning: None

PROPERTY LOCATION

4 miles east of Jct. Hwy 35 & 15, and ½ mile north on 581st Ave. or go 3 miles west of the Hwy 35 & 16 Jct south of Wakefield and ½ mile north on 581st Ave.



SOIL MAP



SALE TERMS

This property will be offered at public auction November 15, 2012, at 1:30 p.m., at the First National Bank Community Room, 411 East 7th St., Wayne, NE. Bids will be accepted on the property as a whole unit. 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 December 17, 2012. **This is a cash sale so arrange your financing in advance.** Sellers will pay the 2012 and prior real estate taxes; give possession at closing subject to a cash lease terminating March 1, 2013 and deliver marketable title by Corporate Warranty Deed. 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 inspection. 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.

SOIL LEGEND

BmB	Belfore-Moody silty clay loams, 0-1% slopes.
CfC2	Crofton silt loam, 2-6% slopes, eroded.
CfD2	Crofton silt loam, 6-11% slopes, eroded.
Mc	McPaul silt loam
MoC	Moody silty clay loam, 2-6% slopes.
MoD	Moody silty clay loam, 6-11% slopes.
NoD2	Nora silt loam, 11-17% slopes, eroded.
NoE2	Nora silt loam, 11-15% slopes, eroded.

GMBL, LLC — OWNERS

— call for more information —

Midwest Land Co.

206 Main St., PO Box 132
Wayne, NE 68787

David P. Ewing
Marion Arneson

(402) 375-3385
info@midwestlandco.com



www.midwestlandco.com