

FARM LAND AUCTION

149.2 Acres — Wayne County, Nebraska

OUTSTANDING TABLE LAND

August 4, 2011 — 1:30 PM

Community Room – First National Bank, Wayne, NE

PROPERTY DESCRIPTION

Property: 149.2 taxable acres, more or less, of level to gently sloping table farmland & pasture.

Located: Located at Jct. 851st Rd & 573rd Ave. From Jct. of Hwy 15 & 35 in Wayne, go 5 miles south and 3 miles west to northeast corner of farm.

FSA Data: The FSA shows 121.04 acres of non-HEL crop land with 25.24 acres of unclassified land presently in pasture. The FSA corn base is 59.1 acres, with a CC yield of 93 Bu/ac. The FSA bean base is 59.1 acres with a CC yield of 40 Bu/ac. The 2010 direct payment was \$1,769.

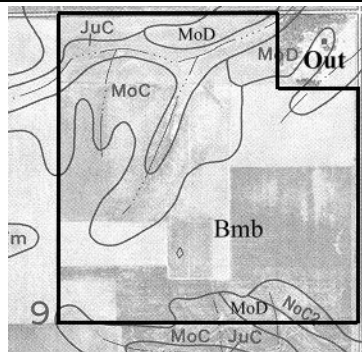
Soils: Predominately Class II Belfore and Moody silty clay soils.

Topography: Level to gently sloping cropland and pasture.

Zoning: Property is not subject to county zoning.

Taxes: 2010 taxes were \$5,900.84 (approximately \$39.55 per acre).

Possession: Sold subject to 2011 lease. Sellers will retain the 2011 cash rent. Full possession for 2012 season.



SOIL MAP & LEGEND

- Bmb** Belfore-Moody silty clay, 1-3% slopes, Class II
- JuC** Judson silt loam, 2-7% slopes, Class II
- MoC** Moody silty clay loam, 2-7% slopes, Class II
- MoD** Moody silty clay loam, 7-11% slopes, Class III

LEGAL DESCRIPTION

Northeast quarter (NE¼) 9-25N-3E, Wayne County, except 10.8 acre building site in NE corner previously conveyed.

PROPERTY LOCATION

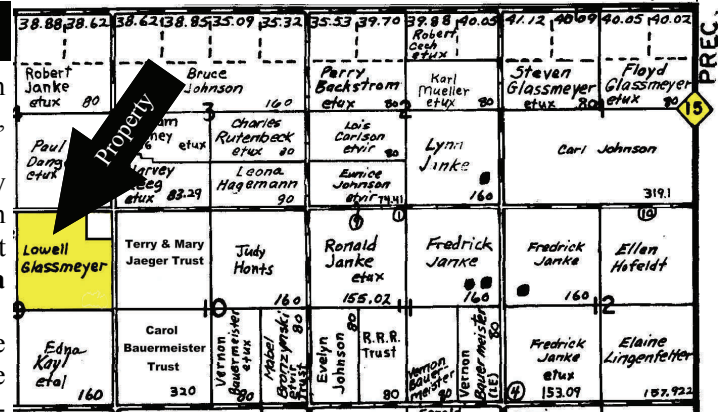
From Jct. Hwy 15 & 35 in Wayne, 5 miles south and 3 miles west. Property located at Jct. 851st Rd & 573 Ave.

SALE TERMS

The property will be offered at public auction August 4, 2011, at 1:30 p.m. at the Community Room, First National Bank, 411 East 7th St., Wayne, NE.

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 September 9, 2011. **This is a cash sale so arrange your financing in advance.**

Sellers will pay the 2011 and prior real estate taxes; give possession at closing by assignment of the 2011 farm lease; and deliver marketable title by Personal Representative's 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 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.



Lowell Glassmeyer Estate — Owner

— call for more information —

Midwest Land Co.

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