

WISNER QUARTER—2025 POSSESSION

CUMING COUNTY FARMLAND AUCTION

Thursday, October 31st — 1:30 PM

Wisner Auditorium

1001 Ave D, Wisner, NE

Property: An above-average silty clay loam quarter in a strong livestock area with excellent hard-surface road access to local and regional markets. Full possession for 2025.

Legal Description: NE¼ of Section 19, Township 24, Range 5E, Cuming County, NE.

Location: From Wisner, go north to Highway 51 and 1 mile east to 8th Road and then 3 miles north to the corner of 8th Road and V Road.

FSA Data: The FSA shows 154.31 acres of cropland. The base acres are 103.10 for corn and 49.50 for beans. The PLC yield is 167 bu/ac for corn and 41 bu/ac for beans.

Topography & Soils: Gently to moderately rolling Class II and III upland silty clay soils. About 60% Nora Silt Loam with the balance Moody, Alcester and Coleridge silty loam soils. A culvert tube in the NW-SE drain provides field access.

Taxable Acres: 160 ac. **2023 Taxes:** \$7,906.30 (Approximately \$49/acre)

Zoning: Ag

NRD: Lower Elkhorn

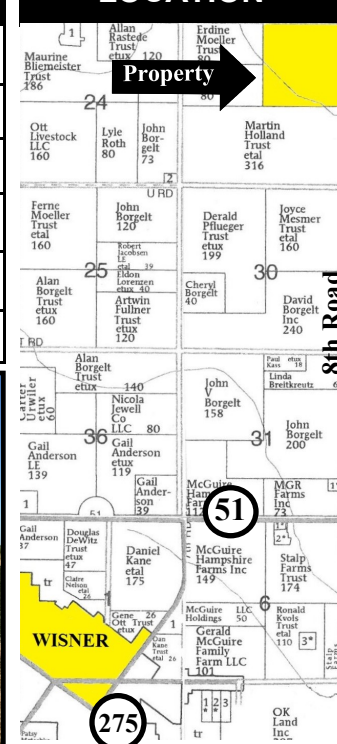
School District: Wisner-Pilger



SOIL TYPE & CLASS

6603	Alcester silty clay loam, 2-6% slope. Class II
6324	Coleridge silty clay loam, 0-2% slope. Class II
6811	Moody silty clay loam, 2-6% slope. Class II
6812	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

LOCATION



SALE TERMS

This property will be offered at public auction October 31, 2024 at 1:30 p.m., at the Wisner Auditorium, Wisner, 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 January 10, 2025. **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.



HAGEDORN FAMILY—OWNERS

— call for more information —

Midwest Land Co.

David Ewing
Galen Wiser
Jerry Lewis

206 Main St., PO Box 132
Wayne, NE 68787
(402) 375-3385



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