

160 Acres — Dryland Farm

WAYNE COUNTY FARMLAND SALE

SEALED BID AUCTION

Bid Submittal Due October 26, 2020

Legal Description: E½NW¼ & W½NE¼ 23-25-3, Wayne County, NE

Property Location: 7 miles south of Jct. Highway 35/15 & 1½ miles west on 849 Rd.

Property Description: All tillable. Moderately rolling cropland.

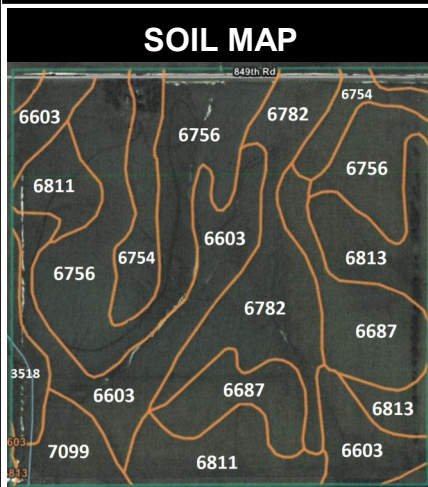
FSA Data: The FSA shows 156.64 acres of cropland. The FSA corn base is 76.85 acres and the bean base is 76.85 acres. The FSA yields are 124 bu/ac for corn and 44 bu/ac for beans.

Topography & Soils: Nice laying farm with mostly class 2 & 3 Moody-Nora Silt Loam soils.

Possession: Subject to a farm lease expiring February 28, 2021. Seller retains 2020 cash rent. Full possession for 2021 crop season.

Taxable Acres: 160 **2019 Taxes:** \$10,391.54 (\$64.95/acre)

Zoning: None



	SOILS	CLASS	%
3518	Lamo silty clay loam, 0 to 2 % slopes.	2	2%
6603	Alcester silty clay loam, 2 to 6% slopes	2	19%
6754	Nora silt loam, 2 to 6% slopes.	2	8%
6811	Moody silty clay loam 2 to 6% slopes.	2	9%
7099	Zook silty clay loam, 0 to 2% slopes.	2	4%
6782	Nora-Moody silty clay loams, 6 to 11% slopes.	3	13%
6756	Nora silt loam, 6 to 11% slopes.	3	25%
6813	Moody silty clay loam, 6 to 11% slopes.	3	7%
6687	Crofton silt loam, 6 to 11% slopes.	4	13%

SALE TERMS

This property will be offered for sale by submitting written bids. Initial bid deadline is October 26, 2020. The bidder will be required to pay 10% of the total bid price with their bid. The top 5 bidders will be invited to a live auction on October 29, 2020. The successful bidder will sign a Real Estate Contract, and pay the balance due at closing, on or before November 24, 2020. **This is a cash sale so arrange your financing in advance.** Sellers will retain the 2020 cash rent, pay the 2020 and prior real estate taxes, deliver marketable title by Warranty Deed and give full possession at closing, subject to a farm lease expiring February 28, 2021. 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 shall take precedence over printed material. The Midwest Land Co., its Broker and salespersons are limited agents of the seller.

**Call
Midwest Land
Company for
your bid
submittal form.**

**Bid
Submission
Deadline is
October 26,
2020**



AARON HILKEMANN ETAL—OWNERS

— call for more information —

Midwest Land Co.

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