

40 acres—East of Thurston, Nebraska

THURSTON COUNTY FARMLAND AUCTION

Wednesday, November 14, 2012 — 1:30 PM

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

Property Description: 40 acres, more or less, of unimproved valley and rolling cropland, located east of Thurston, NE.

FSA Data: The FSA shows 37.4 acres cropland. The FSA corn base is 22.8 acres, with a direct yield of 74 Bu/ac. The FSA bean base is 2.8 acres with a direct yield of 23 Bu/ac. The 2012 direct payment is \$426.

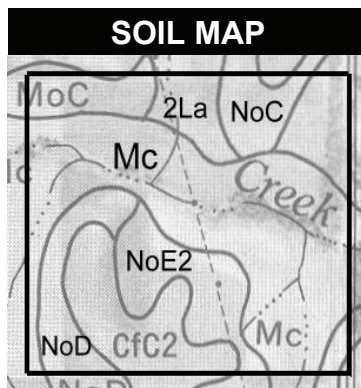
Topography & Soils: Over 50% valley, about 1/3 moderately rolling with about 5 acres rolling to steep. Soils are predominately Class II McPaul, Judson & Lamo silt loam valley soils; Class III Moody silty clay loam and class IV Nora and Crofton silt loam upland cropland.

Possession: At closing on or before December 14, 2012

2011 Taxes: \$1,429.84 **Taxable Acres:** 40

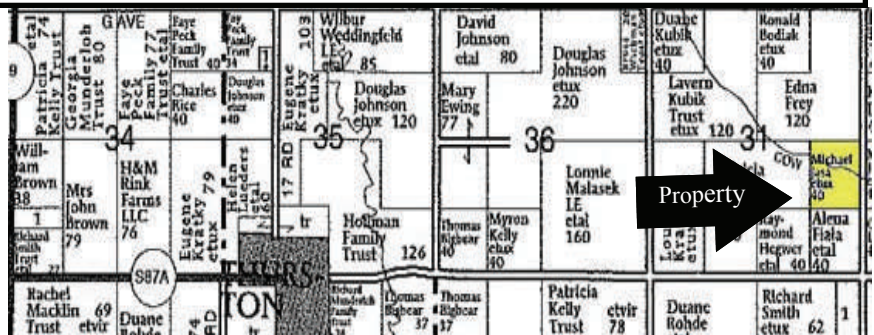
Zoning: None

Full possession for 2013!



SOIL LEGEND

CfC2	Crofton silt loam, 2-6% slopes
Mc	McPaul silt loam.
MoC	Moody silty clay loam, 2-6% slopes.
NoC	Nora silt loam, 7-11% slopes.
NoD	Nora silt loam, 11-17% slopes.
NoE2	Nora silt loam, 11-15% slopes.
2La	Lamo silt loam, overwash



SALE TERMS

This property will be offered at public auction November 14, 2012, at 1:30 p.m., in 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 14, 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 and deliver marketable title by 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 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.

PROPERTY LOCATION

From the junction of Highway 9 and state spur 87A west of Thurston, NE, go 4 miles east and 1/4 mile north on 20 Road to SE corner of farm.

LEGAL DESCRIPTION

The NE1/4SE1/4 of Section 31, Township 26 North, Range 7 East of the 6th P.M., Thurston County, NE, subject to easements and restrictions. This property is within the Winnebago Reservation.

MIKE & KATHLEEN JASA—OWNERS

— call for more information —

Midwest Land Co.

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Visit us at www.midwestlandco.com