

Wayne — Pender — Wisner Area

146.8 Acres — Wayne County, Nebraska FARM LAND AUCTION

November 17, 2011 — 1:30 PM

First Nat'l Bank, Community Room, 411 E. 7th St. — Wayne, NE

PROPERTY DESCRIPTION

Property Description: A nice all-tillable "short" quarter with good soils.

Legal: SE¼ 27-25N-5E, Wayne County.

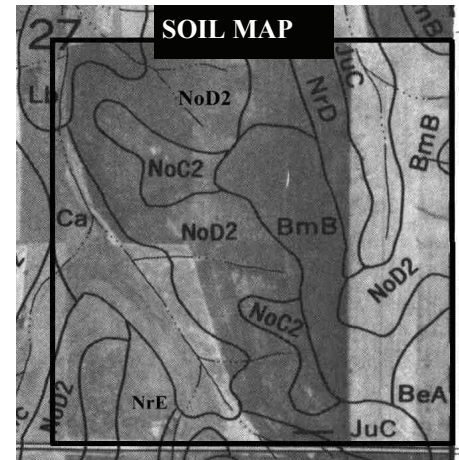
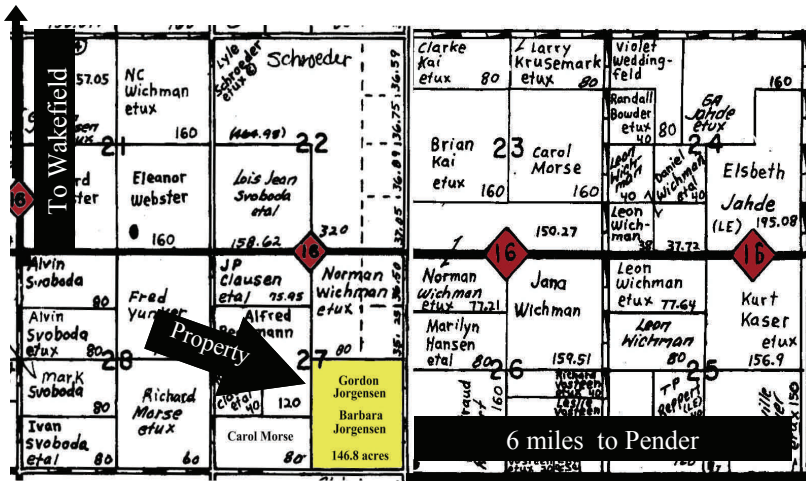
Location: 6 miles west and ½ mile south from the Jct. of Hwys 16 & 9 north of Pender, NE — or — from the Jct. of Hwys 35 & 16 south of Wakefield, NE, go 10 miles south on Hwy 16 and ½ mile south on 586 Ave.

USDA Info: The FSA shows 151 acres of HEL cropland. Corn base is 68.6 acres with 79 bu/ac direct yield. Bean base is 66.3 acres with 32 bu/ac direct yield. The 2011 direct payment was approximately \$2,030.

Soils & Topography: Predominately Class II Belfore-Moody & Moody silty clay loam soils and Class III Nora silt loam and Nora-Moody silty clay loam soils. Gently sloping to gently rolling upland cropland.

Zoning: Wayne County does not have zoning.

2010 Taxes: \$5,567.87 - 146.8 taxable assessed acres.



SALE TERMS

The property will be offered at public auction November 17, 2011, at 1:30 p.m. at the Community Room in 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 December 27, 2011. **This is a cash sale so arrange your financing in advance.**

Sellers will retain the 2011 cash rental, pay the 2011 and prior real estate taxes; give possession at closing by assignment of the existing cash leases which terminate 4/1/2012; and deliver marketable title by Warranty & Trustee Deeds. 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.

SOIL MAP & LEGEND

- BeA** Belfore silty clay loam, 0-1% slope, Class I.
- BmB** Belfore-Moody silt clay loam, 1-3% slope, Class II.
- Ca** Colo silt loam, 0% slope, Class II.
- JuC** Judson silt loam, 2-7%, Class II.
- NoC₂** Nora silt loam, 2-7% slope, Class III.
- NoD₂** Nora silt loam, 7-11% slope, Class III.
- NrE** Nora-Moody silty clay loams, 11-17% slope, Class IV.

**Gordon & Faye Jorgensen and
Barbara Jorgensen, Trustee—Owners**

— call for more information —

Midwest Land Co.

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