

# DRYLAND "QUARTER" — 2025 POSSESSION

## CEDAR COUNTY FARMLAND AUCTION

Thursday, January 16th — 1:30 PM

Coleridge Community Building  
111 S. Main St., Coleridge, NE

**Property:** An above average non-highly erodible (NHEL) gently sloping corn-bean farm with highly productive soils in a proven irrigation area. There are about 9 acres in a vacant building site in the southeast corner consisting of an old house and outbuildings. There is a ½ hp 143' submersible well with a 2017 pressure tank.

**Location:** From Coleridge go 2 miles east on 875th Rd and ½ mile south on 569th Ave.

**Legal Description:** SE¼ of Section 11, Twp 29N, Rge 2E, Cedar County, NE.

**FSA Data:** The FSA shows 141.79 acres of cropland. The base acres are 70.4 for corn and 70.4 for beans. The PLC yields are 131 Bu/ac for corn and 42 Bu/ac for beans.

**Topography & Soils:** About 90% gently sloping (0%-6%) Class II Moody Silty Clay soils with about 8% rolling Class IV Betts clay loam soil in the NW 40 acres.

**Possession:** Full possession for 2025 at closing

**Taxable Acres:** 160 ac. **2024 Taxes:** \$7,670.92 (Approximately \$48/acre)

**Zoning:** Ag

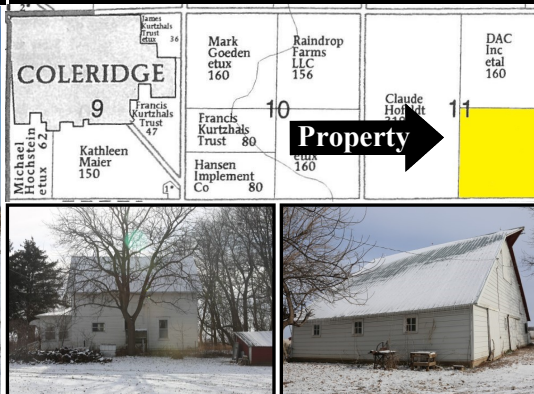
**NRD:** Lower Elkhorn

**School District:** Laurel-Concord-Coleridge

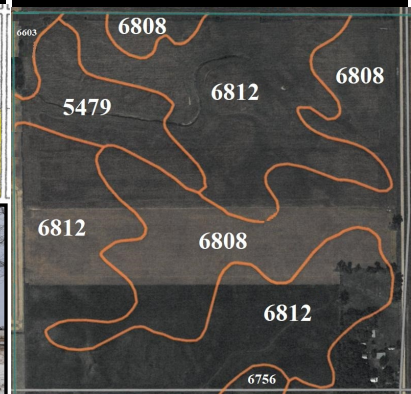
### SE¼ 11-29N-2E



### LOCATION



### SOIL MAP



### SALE TERMS

This property will be offered at public auction January 16th, 2025 at 1:30 p.m., at the Coleridge Community Building, Coleridge, 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 March 1, 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 Trustee Deed and give possession at closing. 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 TYPE

### CLASS

6603	Alcester silty clay loam, 2-6% slope.	II
6808	Moody silty clay loam, 0-2% slope.	II
6812	Moody silty clay loam, 2-6% slope.	II
6756	Nora silt loam, 6-11% slope.	III
5479	Betts clay loam, 6-15% slope.	IV

**MERTON C MARSHALL & ALICE M MARSHALL FAMILY TR—OWNER**

— call for more information —

## Midwest Land Co.

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[www.midwestlandco.com](http://www.midwestlandco.com)