

210.54 Acres — Dixon County, Nebraska

FARM LAND AUCTION

May 24, 2011 — 1:30 PM

Community Room – First National Bank, Wayne, NE

PROPERTY DESCRIPTION

Description: This gently to moderately rolling farm has 157.89 FSA HEL crop acres with the balance in irrigated bottom pasture. Soils are predominately Moody, Nora & Crofton silty clay soils with lesser areas of Colo silt loam & Thurman sand. The property is zoned Agricultural. The 2010 Farm Program Payment was \$2,291.

Taxable Acres: Tract 1: 54.85; Tract 2, 155.69

2010 taxes: Tract 1: \$1,883.82 (approximately \$34 per acre).

Tract 2: \$4,007.78 (approximately \$26 per acre).

Possession: Sold subject to the 2011 cash rent lease of \$29,104 (\$24,304 for cropland and \$4,800 for pasture). Seller will assign lease and second half rentals to Buyer at closing. Property is also sold subject to assignment to Buyer of a wind energy lease to Rattlesnake Creek Wind Project, LLC.

SOIL MAP & LEGEND

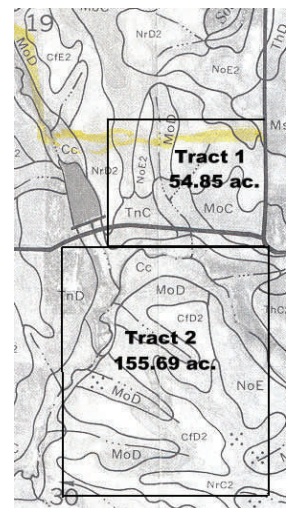
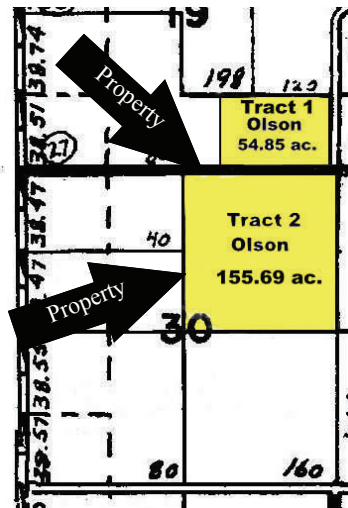
MoC	Moody silty clay loam, 7-11% slope, Class II
NoE₂	Nora silt loam, 11-15% slopes
MoD	Moody Silty clay loam, 11-17% slopes, Class III
CfD₂	Crofton Silt loam, 6-11% slopes.
NoE	Nora silt loam, 11-15% slopes.
Cc	Calco silty clay loam, wet, 0-2% slopes.
NrC₂	Nora silty clay loam, 2-6% slopes, eroded.
TnC	Thurman & Leisy soils 3-6% slopes.
TnD	Thurman & Leisy soils 6-11% slopes.

LEGAL DESCRIPTION

NE ¼ of 30-28-5 & part of S½SE¼ 19-28-5

PROPERTY LOCATION

- Located at Junction 866 Rd & 583 Ave.
- From Allen: 2 miles south on Hwy 9 & 2 miles west on blacktop road.
- From Wayne: 10 miles north on Hwy 15 & 6.5 miles east on blacktop road.



SALE TERMS

The public auction will be held May 24th, 2011, at 1:30 p.m. in the Community Room of First National Bank, 411 East 7th St., Wayne, NE.

The property will be offered in total and as separate tracts so as to bring the highest total sale amount. 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 June 30, 2011. **This is a cash sale so arrange your financing in advance.**

Sellers will pay the 1st half 2011 real estate taxes, all of 2010 and prior real estate taxes, 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.

GORDON & GLEN OLSON FAMILIES — Owners

— call for more information —

Midwest Land Co.

David P. Ewing
Marion Arneson

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



Check out our new website at www.mwlfarms.com