

# IRRIGATED 160 ACRES

## PIERCE COUNTY FARMLAND AUCTION

Tuesday, January 14th — 1:30 PM

Osmond Auditorium

413 N State St., Osmond, NE

**Legal Description:** NE¼ of Section 20, Township 28 North, Range 3 West, Pierce County, NE.

**Location:** 4 miles west and 2½ miles north of Osmond. (867 Rd & 542 Ave)

**FSA Data:** The FSA shows 157.17 acres of cropland. The base acres are 78.64 for corn and 77.06 for beans. The PLC yield is 190 bu/ac for corn and 51 bu/ac for beans.

**Topography & Soils:** Gently sloping to gently rolling. About one-third Class I Muir & Trent Silt Loam (0-2% slope) and two-thirds gently sloping/rolling Class II & III Moody Silty Clay Loam and Nora Silty Clay Loam soils.

**Irrigation:** T&L 8-Tower pivot, nozzled at 400-450 GPM (2012). 160' PVC well with 100' screen. Static water level 40' and 64' pump depth. Pump set at 750 GPM. Registration G100776 certified at 133 irrigated acres. Drilled Nov. 1998. J.D. 6068 Turbo Diesel power unit with Hydraulic pump.

**Bin:** 6-Ring GSI Aeration bin (2004).

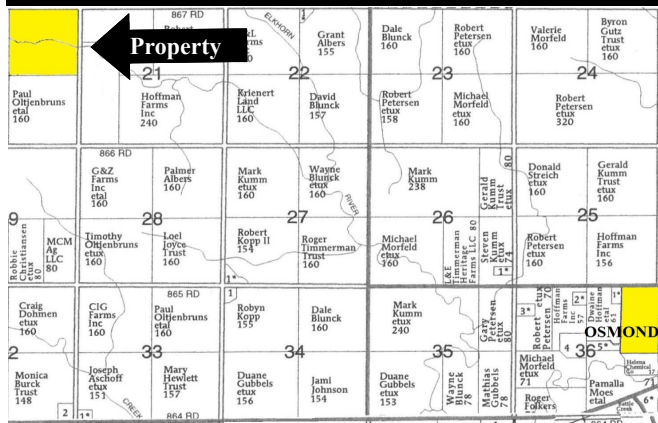
**Taxable Acres:** 160 ac. **2024 Taxes:** \$6,306.58 (Approximately \$39/acre)

**Zoning:** A-1 Ag

**NRD:** Lower Elkhorn

**School District:** Plainview #5

### LOCATION



### SALE TERMS

This property will be offered at public auction January 14th at 1:30 p.m., at the Osmond Auditorium, Osmond, 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 February 14, 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 Warranty Deed and give full possession. 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.

### NE ¼ 20-28-3W



### SOIL MAP



- 3775 Muir silt loam, 0-2% slope, Class I.
- 6575 Trent silt loam, 0-2% slope, Class I.
- 8882 Hord-Hobbs silt loams, 0-6% slope, Class II.
- 6808 Moody silty clay loam, 0-2%, Class II
- 6693 Crofton-Nora complex, 2-6% slope, Class III.
- 6753 Nora silt loam, 2-6% slope, Class III.
- 6811 Moody silty clay loam, 2-6% slope. Class III
- 6767 Nora silty clay loam, 6-11% slope. Class IV

**OWNER—DOLORES ZOLNOSKY**

— call for more information —

## Midwest Land Co.

David Ewing  
Galen Wiser  
Jerry Lewis

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



Visit us at

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