

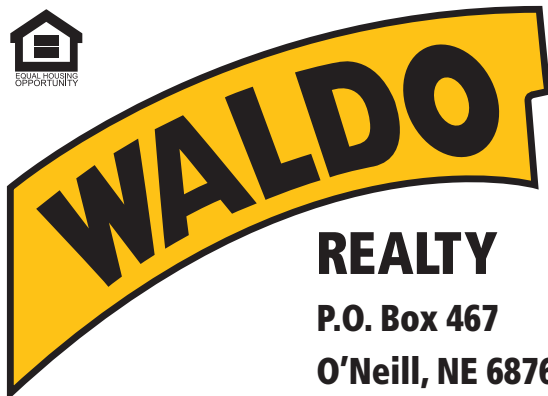
143.677 +/- Acres – Wayne County, Nebraska



ABSOLUTE

AUCTION

November 12th, 2020 – 1:30 P.M.
Winside American Legion – Winside, NE



REALTY
P.O. Box 467
O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

PROPERTY LOCATION:

Hoskins, NE at the intersection of Hwy 35 & Main St. go 5 ¾ miles east on Hwy 35. Then 2 miles east on 847th Rd to the northwest corner of the subject property. From Winside, NE at the intersection of Hwy 35 & 852 Rd go 5 miles south on Hwy 35. Then 2 miles east on 847th Rd to the northwest corner of the subject property.

DEEDED ACRES: 143.677 acres more or less

LEGAL DESCRIPTION:

S1/2 NW1/4, Pt. N1/2 NW1/4 Section 36, Township 25N, Range 2 East of the 6th P.M. Wayne County, NE

PROPERTY DESCRIPTION:

This property offers both dry cropland and well-maintained hard grass pasture. The grasses have live water and hardwood trees along Humbug Creek which bisects the pasture. The potential to develop tillable acres has been put in place as the sellers have had a wetlands determination performed and that information is available upon request. Here's an opportunity to add both tillable and grazing acres to your operation.

SOIL INFORMATION: See Insert

POWER SERVICE PROVIDER: Northeast Power (402) 375-1360

NRD NAME & PHONE #: Lower Elkhorn NRD (402) 439-2228

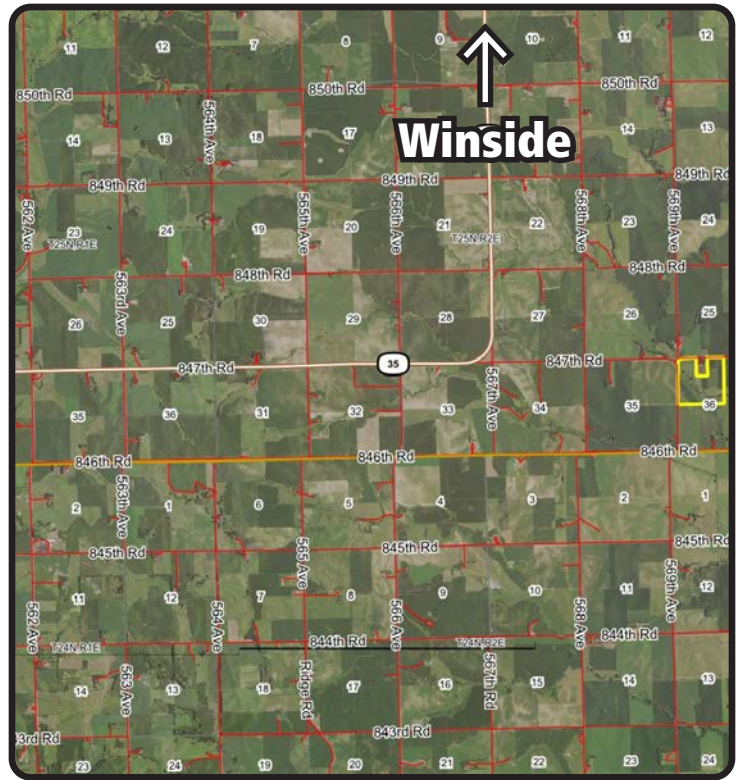
FSA INFORMATION:

Cropland Acres:	90.61	
Corn Contract Acre Base:	40.66	Yield: 134
Soybean Contract Acre Base:	41.54	Yield: 38

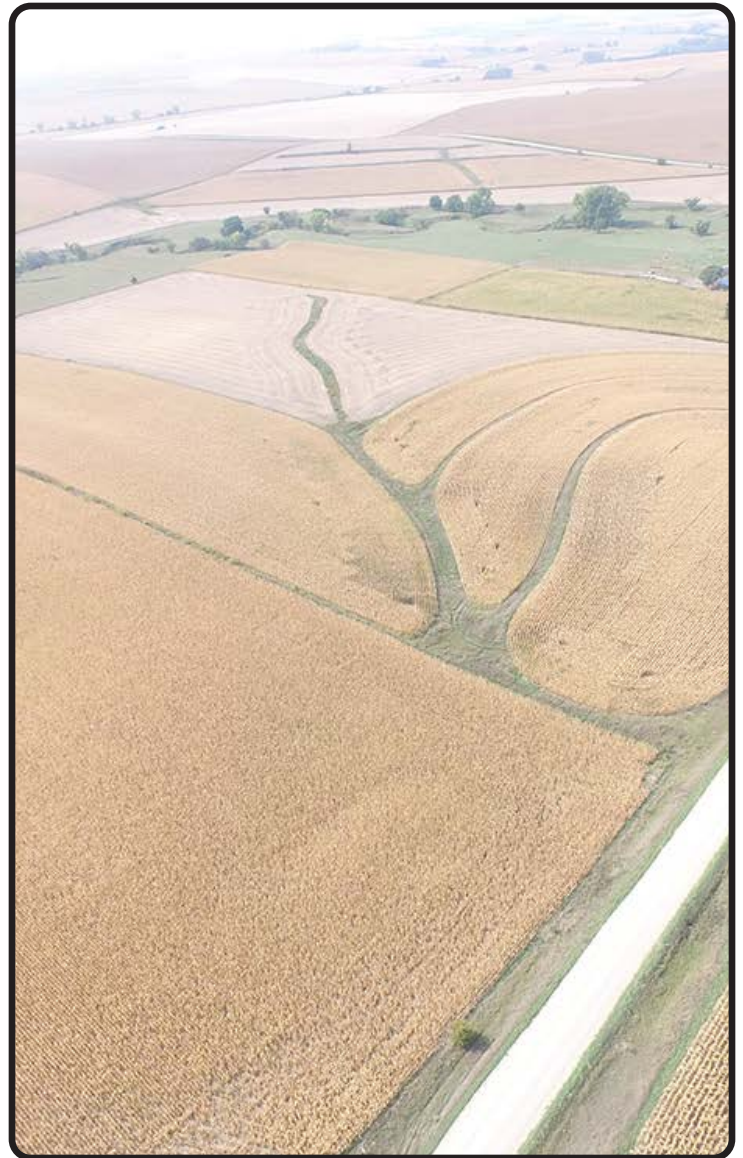
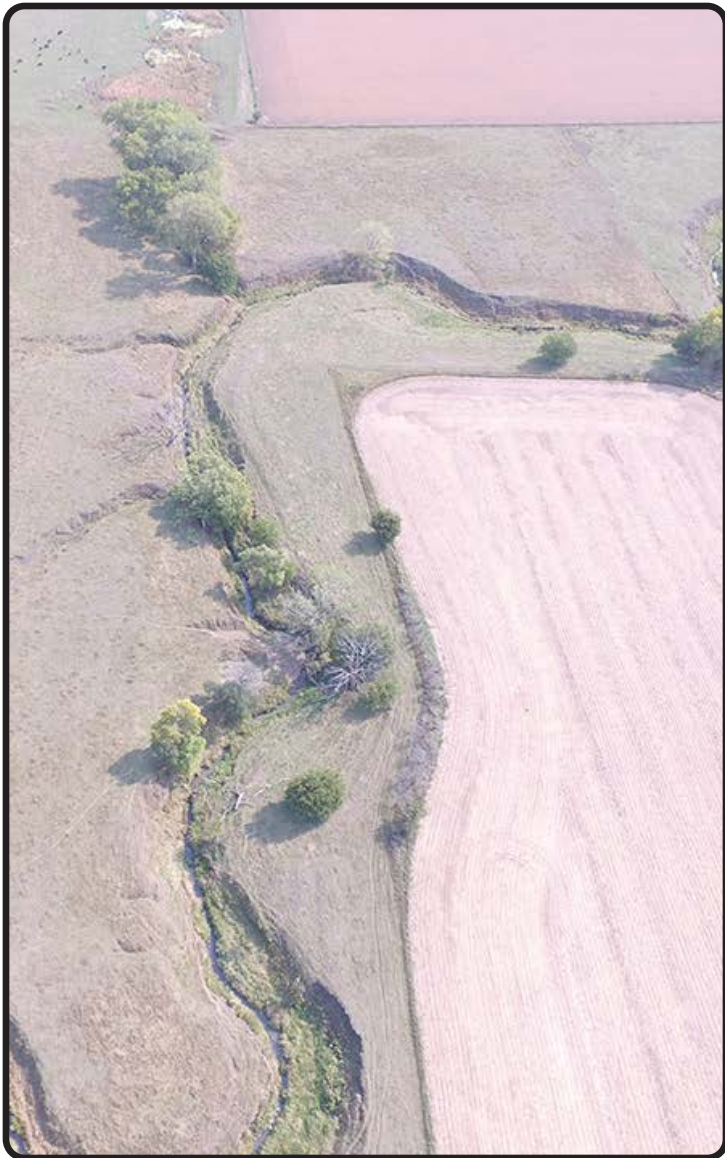
REAL ESTATE TAXES: 2019 - \$6,089.52

SALE PROCEDURE: The property will be offered in (1) tract and shall sell to the highest bidder in its entirety. Potential buyers will have a one-time opportunity to buy the property. The bidding process will stay open until the Auctioneer announces the property is "Reserved". **Subject to current farm and pasture lease with strong rate leases in place.**

TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before December 10th, 2020**. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost of survey, if required, and title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the seller and the seller's agents. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller through-out the sale process. Any announcements made on the day of the sale supersede any previously given information.

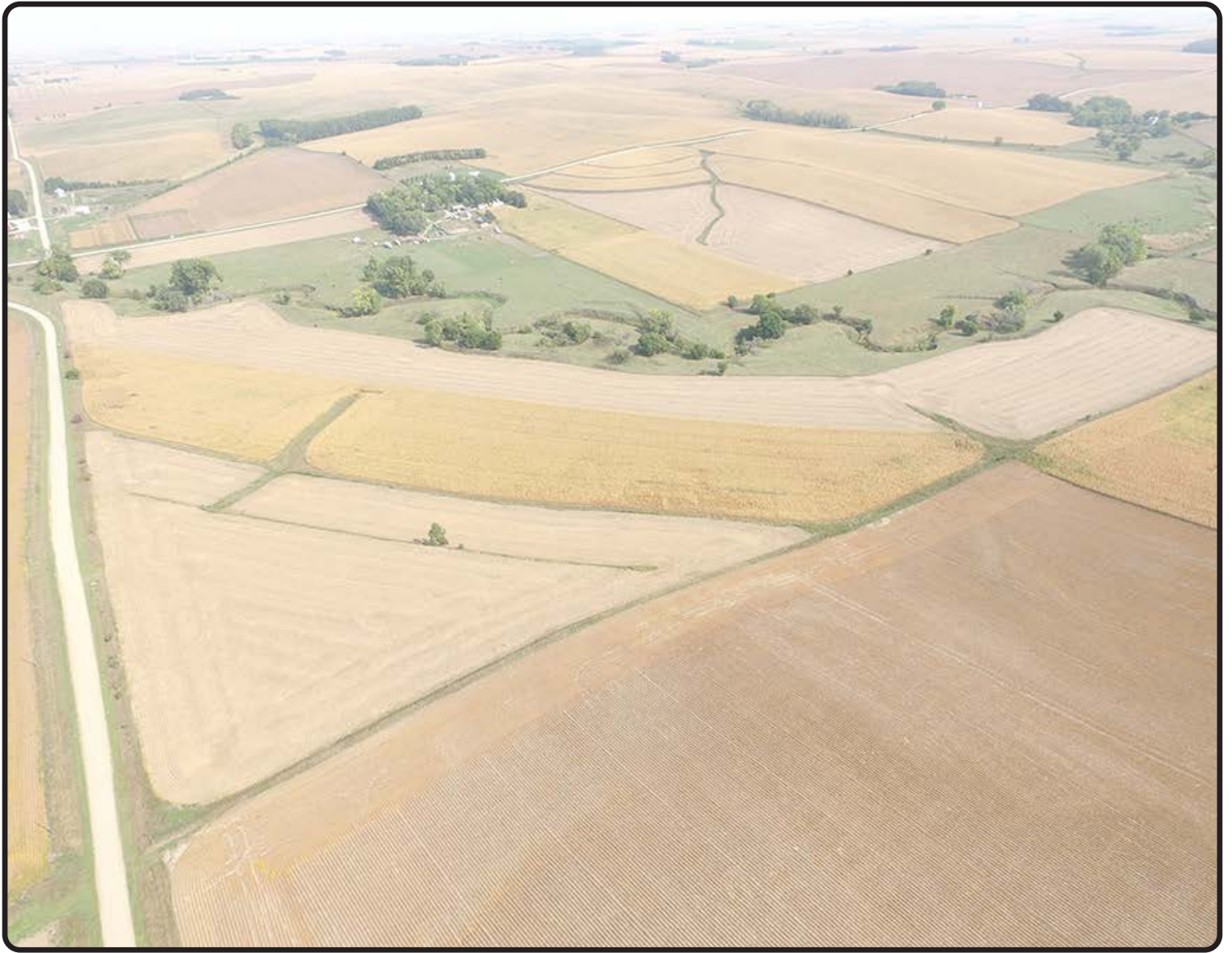


Boundry lines are for visual aid only.

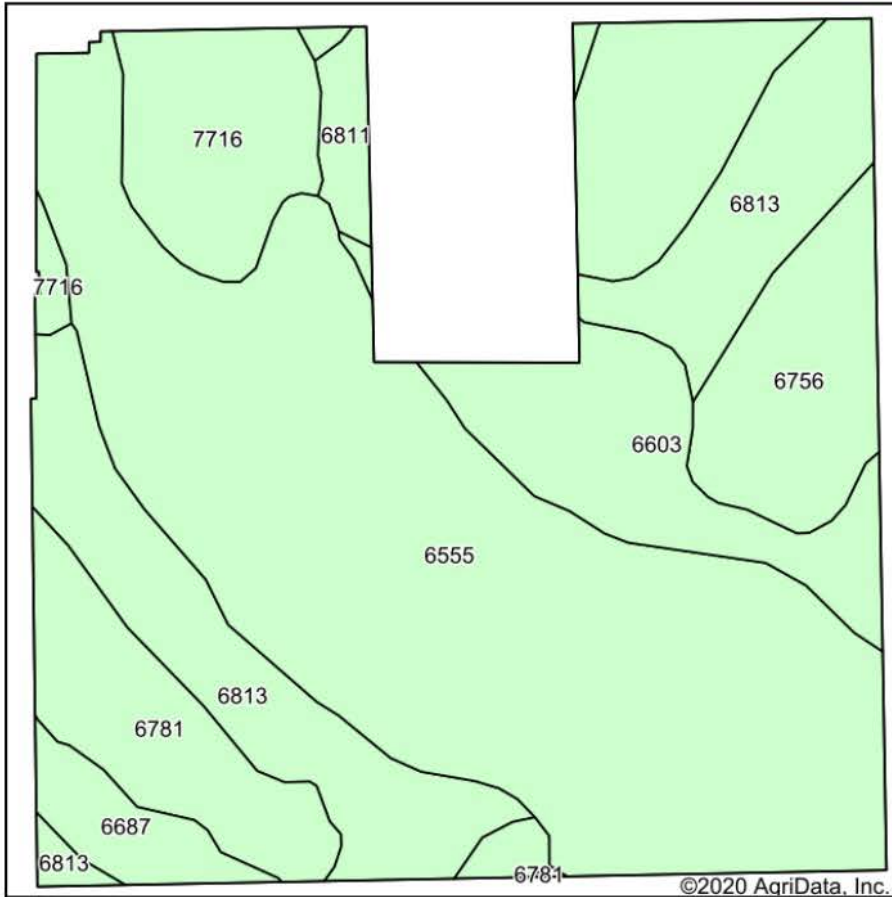




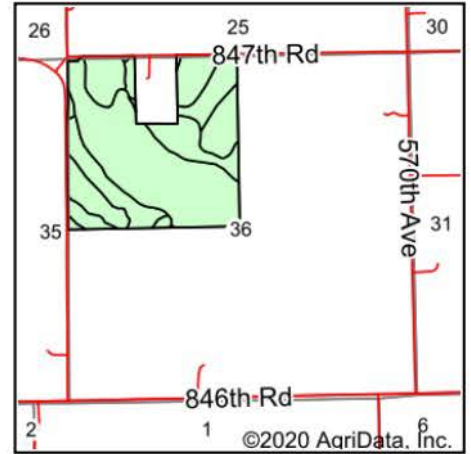




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Wayne**
 Location: **36-25N-2E**
 Township: **Hancock**
 Acres: **144.83**
 Date: **9/19/2020**



Area Symbol: NE179, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6555	Shell silty clay loam, 0 to 1 percent slopes	64.25	44.4%	IIw	IIw	69	71	80
6813	Moody silty clay loam, 6 to 11 percent slopes	23.52	16.2%	IIIe	IVe	67	74	74
6756	Nora silt loam, 6 to 11 percent slopes, eroded	18.81	13.0%	IIIe	IVe	64	63	68
6603	Alcester silty clay loam, 2 to 6 percent slopes	12.14	8.4%	Ile	IIIe	73	75	72
7716	McPaul silt loam, occasionally flooded	10.03	6.9%	IIw	IIw	25	45	46
6781	Nora-Moody silty clay loams, 11 to 17 percent slopes	9.50	6.6%	IVe		58	63	60
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	4.49	3.1%	IVe	IVe	51	59	68
6811	Moody silty clay loam, 2 to 6 percent slopes	2.09	1.4%	Ile	IIIe	73	75	75
Weighted Average						64.1	*n 68.1	*n 72.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method