

LAND FOR SALE

LEGAL DESCRIPTION:

SW $\frac{1}{4}$ NW $\frac{1}{4}$ 7-20-12 and SW $\frac{1}{4}$ NW $\frac{1}{4}$ 12-20-12 BURT COUNTY, NE

OF ACRES:

80

PRICE:

\$440,000.00

For Information Contact:



Eric Geiger

Cell: 308.325.3604

Bus: 402.334.0256

Fax: 402.933.7497

egeiger@

mid-continentproperties.com

Mid-Continent Properties, Inc.

11213 Davenport Street, Suite 105
Omaha, NE 68154

402.334.0256

ADDRESS/LOCATION:

South of Tekamah on Hwy 75 to Road E, east to Road 45 and $\frac{1}{2}$ mile south. The farm sits $\frac{1}{2}$ mile east accessible with easement.

DESCRIPTION:

This farm is non-irrigated, most of the ground is Class 3 to the west with 1 and 2 to the east. It is a landlocked parcel with access from the west.



CROP	BASE ACRES	DIRECT YIELD
CORN	47.72	149
SOYBEANS	28.91	40

(Subject to new farm bill adjustments for base acres & yields.)

SOIL TYPE:

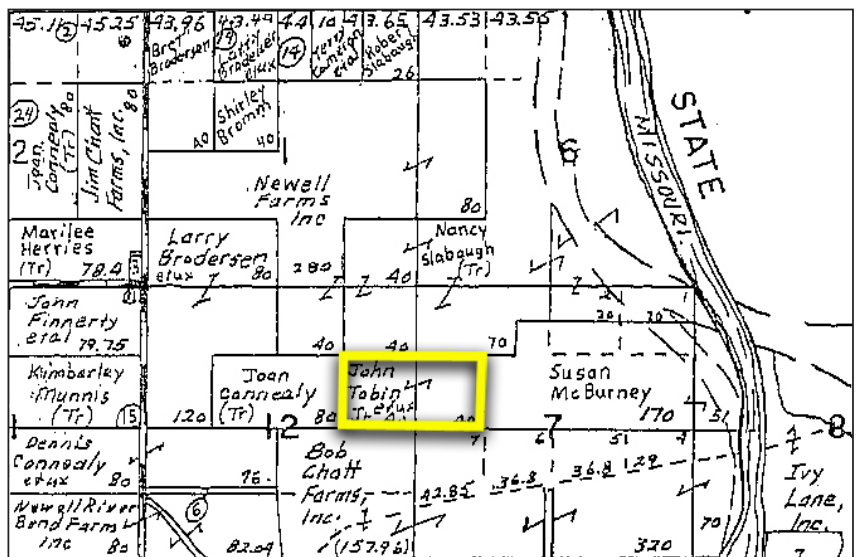
Class 1 and mainly 3

2016

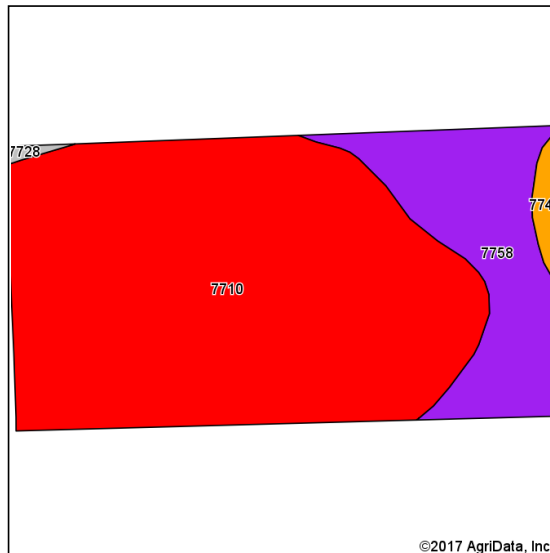
REAL ESTATE

TAXES:

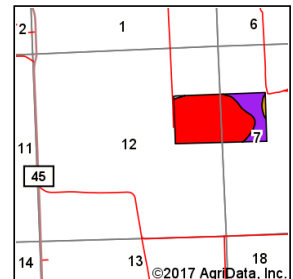
\$5,774.00



Soils Map



Soils data provided by USDA and NRCS.



State: Nebraska
County: Burt
Location: 7-20N-12E
Township: Arizona
Acres: 83
Date: 4/27/2017

Mid-Continent Properties, Inc.
Farm Real Estate, Management & Appraisals

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2017 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Brome grass alfalfa	Corn	Corn Irrigated	Grain sorghum	Soybeans	Soybeans Irrigated	Winter wheat	Oats
7710	Albaton silty clay, occasionally flooded	64.04	77.2%		Illw	Illw	25	4	5	10	88	119	75	31	40	28	
7758	Modale silt loam, occasionally flooded	17.48	21.1%		I	I	37	4			103	156		42			66
7744	Hayne silt loam, rarely flooded	1.14	1.4%		Iw	I	47	5	7	5	109	158	99	40	50	40	
7728	Blencoe silty clay loam, rarely flooded	0.34	0.4%		Illw	Illw	61	4	6	5	102	138	90	34	43	36	
Weighted Average							28	4	4	7.8	91.5	127.4	59.6	33.5	31.7	22.3	13.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TERMS & CONDITIONS: 10% earnest deposit day of auction. Balance of purchase price plus closing costs to be paid in full with certified funds upon closing and delivery of appropriate deed. Closing to take place within 30 days. Attorney's fees and other closing costs paid by seller. Title insurance and/or Title opinion and fees for recording appropriate deed will be split half Buyer half Seller. Seller to pay 2017 Real Estate Taxes. Subsequent taxes are the sole responsibility of the Buyer. Buyer will have owners rights on or about closing with full possession on March 1, 2018. Current lease expires March 1, 2018. Sale of the property is not contingent upon the ability of the Buyer to secure financing. Any announcement day of auction shall take precedence over any printed material. This sale is subject to all easements and restriction of record. Property is sold on an "As Is-Where Is" basis with no warranties or guarantees, expressed or implied, made by the Broker, Auctioneer or Seller. All sales are final. AGENCY DISCLOSURE: Eric Geiger is acting as Seller's limited agent and as such, solely represent the Seller in this transaction.