



Mid-Continent
Properties, Inc.

FARM AUCTION

MARCH 1ST, 2019 1:30pm

WHERE:

District 22 Event Center
75905 Road 431
Lexington, NE 68850

LEGAL DESCRIPTION:

S½ NE¼ 15-10-24

OF ACRES: 80.56

PRICE: TBD

For Information Contact:



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Dylan Duren

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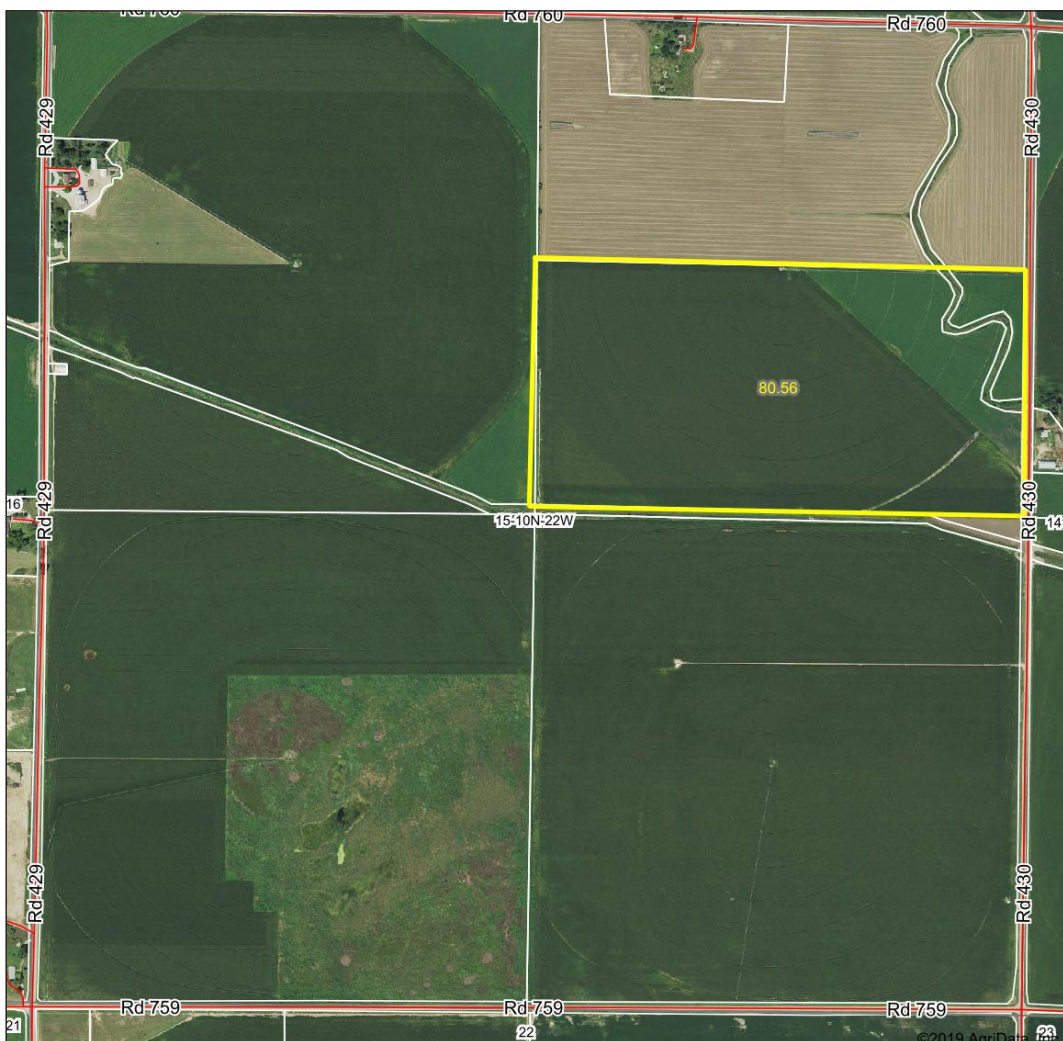
dduren@

mid-continentproperties.com

**Mid-Continent
Properties, Inc.**

11213 Davenport Street,
Suite 105
Omaha, NE 68154

402.334.0256



ADDRESS/LOCATION:

¼ mile south of road 460 on road 430, west side

DESCRIPTION:

This is a level farm with a creek at the far east end. This farm is all class 1 and 2 soils with a good production history. It has good access from the east off a good gravel road.

Agent has ownership interest.

2018 REAL ESTATE TAXES: \$5,619.86

WELL INFORMATION: New in 2013

CENTER PIVOT: New in 2013, Valley 7000

SOIL TYPE: 82% Class 1 remaining Class 2

AMENITIES:

- Hwy / County Road Frontage
- Irrigated

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 2018 Real Estate Taxes. Subsequent taxes are the sole responsibility of the Buyer. Buyer will have owners rights on or about closing with full possession at closing. 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.



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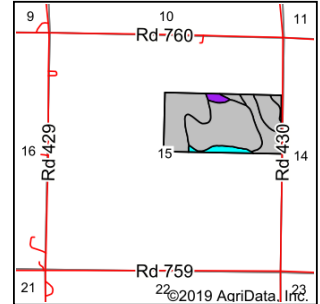
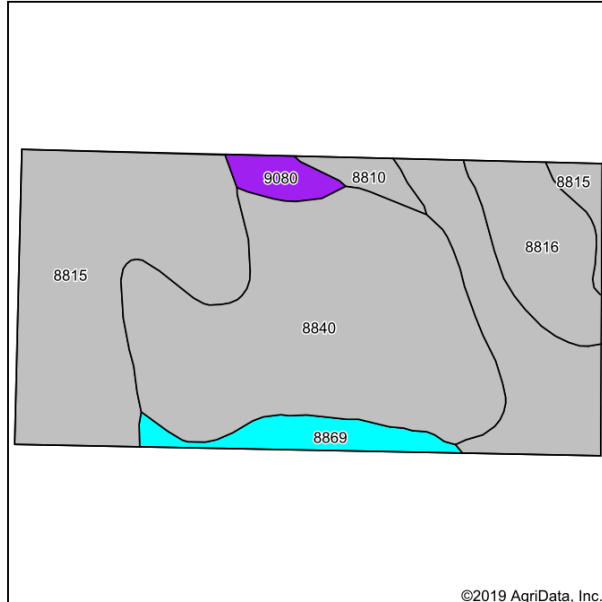
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S $\frac{1}{2}$ NE $\frac{1}{4}$ 15-10-24

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Soils Map



State: **Nebraska**
County: **Dawson**
Location: **15-10N-22W**
Township: **Coyote**
Acres: **80.56**
Date: **1/15/2019**



Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Soybeans Irrigated	*n NCCPI Soybeans
8815	Cozad silt loam, 0 to 1 percent slopes	34.13	42.4%		Ilc	lw	67									68
8840	Hall silt loam, 0 to 1 percent slopes	32.21	40.0%		Ilc	lw	70	4	6	68	158	65	118	42	1	65
8816	Cozad silt loam, 1 to 3 percent slopes	7.42	9.2%		Ile	Ile	66	3	6	51	152	51	109	38		58
8869	Hord silt loam, 0 to 1 percent slopes	3.50	4.3%		Ilc	lw	73									74
9080	Rusco silt loam, 0 to 1 percent slopes	1.81	2.2%		Ilw	Ilw	34	3	6	51	151	65	118	39		38
8810	Cozad fine sandy loam, 0 to 1 percent slopes	1.49	1.8%		Ile	Ile	65	4	5	58	148	60	114	30		54
Weighted Average							67.6	2	3.2	34.1	83.3	33.3	62	21.7	0.4	*n 65.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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