



LAND AUCTION

Wayne County Nebraska

Jan 23, 2025

@ 1:00 pm

+/-
160 ACRES

Wayne Fire Hall, Wayne NE

See more PHOTOS and VIDEOS via our website: www.RestAgAuction.com

Seller – Jayne Clemens & Dyleen Bruns

Auction Information: The auction will be held January 23, 2025 @ 1 P.M. in the Wayne Fire Hall (510 Tomar Drive. Wayne, NE 68787). * In case of inclement weather our fallback date will be January 30, 2025 @1 P.M. (same location) *

Property Location: From Wayne, take Hwy. 15 south 7 miles to 849th Rd. Take 849th Rd. West 1 miles to 575th Ave. Turn South on 575th Ave. and go approximately ½ mile. This will put you at the Northeast corner of the property being sold. Property lays on the West side of 575th Ave. and continues South for ½ mile to 848th Rd. The property lays North of 848th Rd. and continues West for ½ mile.

Or: From the intersection of Hwy. 275 and Hwy. 15 just East of Pilger, Take Hwy. 15 North for 8 miles to 849th Rd. Turn West and follow the same directions as above.

Land Description: This is a dryland 160-acre tract with +/-113 acres currently being farmed and +/-44 acres being grazed. If a person desires, there would be the potential to gain more farmable acres from what is currently being grazed. This farm has a class 2 soil content consisting mainly of Coleridge and Lamo silty clay, Alcester silty clay loam, Kennebec silty clay loam, and Nora silt loam. These soils are known for having very good moisture retention and producing high yields. The farm lays flat to gently rolling. Plum Creek runs through the portion currently being grazed, supplying a constant water supply for livestock. This farm is open for the 2025 growing season.

Legal: SE1/4 23-25-3 Parcel ID# 0001307.02

Taxes 2023: \$7,851.48 or \$49.07 per acre

FSA/NRD Info: Corn Base Acres => 43.50

PLC Yield => 147

Soybean Base Acres => 27.08

PLC Yield => 41

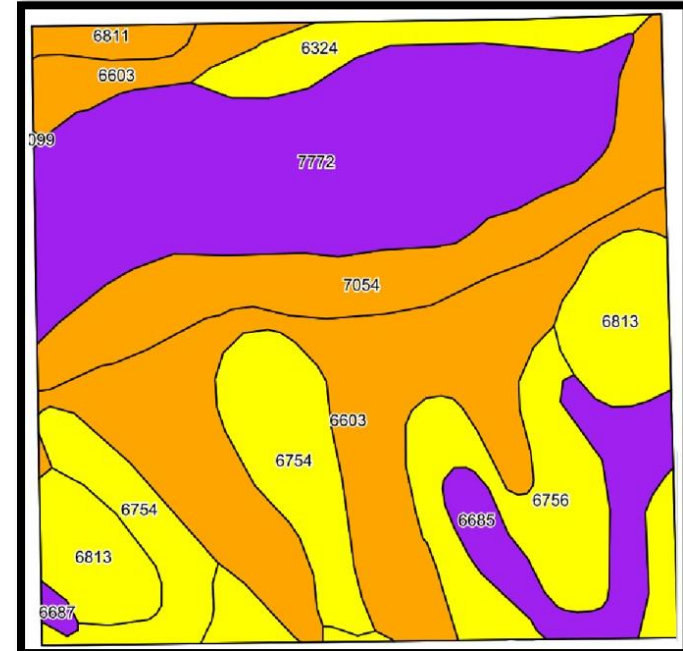
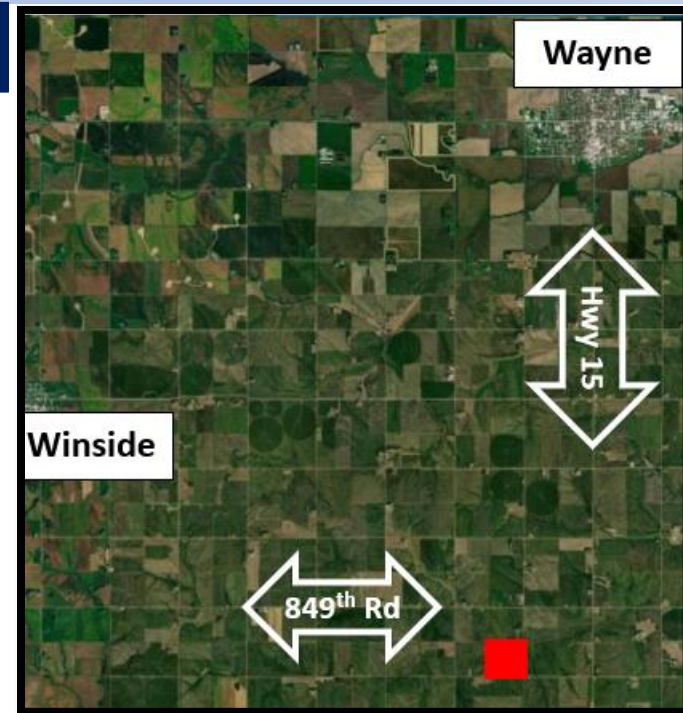
Order of Auction: The auction will be conducted on a price-per-acre style of sale. Auction will start promptly at 1 p.m. on January 23, 2025 beginning with the opening announcements. The floor will then be open for questions pertaining to the property being sold. We will then start the bidding on the property being sold. Breaks will be taken per the auctioneer's discretion.

Financing: This sale is **NOT** contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written. If a bidder cannot be present for the Auction, contact R.E.S.T. prior to the auction. A bank letter showing pre-approval will be required for any absentee bidder.

Sale Day Phone: (402)640-4000 or visit our website @ RestAgAuction.com. If you are unable to attend the auction, please contact Rest Ag and Auction prior to the action.

Terms: The property will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. **The buyer will receive possession at closing.**

Disclaimer: Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T. Ag and Auction makes no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any ements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or tten. The seller reserves the right to accept or decline any and all offers prior to and during this auction.



Code	Soil Description	Acres	Percent	Legend
7772	Coleridge and Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	41.08	25.7%	
6603	Alcester silty clay loam, 2 to 6 percent slopes	38.43	24.0%	
7054	Kennebec silty clay loam, occasionally flooded	18.11	11.3%	
6754	Nora silt loam, 2 to 6 percent slopes, eroded	15.95	10.0%	
6756	Nora silt loam, 6 to 11 percent slopes, eroded	14.84	9.3%	
6813	Moody silty clay loam, 6 to 11 percent slopes	13.58	8.5%	
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	9.11	5.7%	
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.16	3.9%	
6811	Moody silty clay loam, 2 to 6 percent slopes	2.05	1.3%	
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	0.49	0.3%	

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