

# MADISON COUNTY LAND AUCTION

293 ACRES MORE OR LESS CENTER PIVOT IRRIGATED CROPLAND,  
PASTURELAND & A HIGHLY IMPROVED ACREAGE

**FRIDAY, MAY 27, 2016 - 2:00 P.M.**

**Auction Location: Tilden City Library, Tilden, Nebraska**

**Broker Comment:** Top producing cropland plus a well located highly improved acreage.

## TRACT #1 80 ACRES MORE OR LESS

**Location:** 2 miles north and 1 mile east of Tilden on 845 Rd. and 535 Ave.  
**Legal:** W 1/2 SW 1/4 Section 5, T-24-N, R-4-W, Madison County, Nebraska.  
**Irrigation:** 2001 Reinke Center Pivot - 75 H.P. Electric Motor.  
**Irrigation Well:** G-057357 - 1977 - 278' Deep - 675' GPM @ 100' - SWL 27' - 6" Column.  
**FSA/NRD:** 77.25 Acre Cropland. 67.36 Certified Irrigated Acres. 45 Acre Corn Base with 179 PLC Yield. 14 Acre Soybean Base with 52 PLC Yield. ARC County Program.  
**Soils:** Silt Loam  
**Real Estate Taxes:** \$5,491.64  
**Rent:** Buyer to receive 1/3 of 77 acres corn with no input expense.

## TRACT #2 207 ACRES MORE OR LESS

**Location:** 2 miles north of Tilden along 534 Ave. and 843 Rd.  
**Legal:** N 1/2 SW 1/4 (less bldg. site) and SE 1/4 (less 2 tracts) Section 6, T-24-N, R-4-W, Madison County, Nebraska.  
**Irrigation:** Three Reinke Center Pivots 2012, 2000 and 1996 - 60 H.P. Electric Motor.  
**Irrigation Well:** G-006747 - 1973 - 266' Deep - 1000 GPM @ 128' - SWL 27' - 9" Column.  
**FSA/NRD:** 189 Acre Cropland. 174.67 Certified Irrigated Acres. 122 Acre Corn Base with 179 bu. PLC Yield. 39.6 Acre Soybean Base with 52 bu. PLC Yield. 16.34 Acre Pastureland. ARC County Program.  
**Soils:** Silt Loam  
**Real Estate Taxes:** \$14,300 est. for 2016  
**Rent:** Buyer to receive 1/3 of 115 acres soybeans - 1/3 of 74 acres corn - \$600 pasture rent with no input expense.

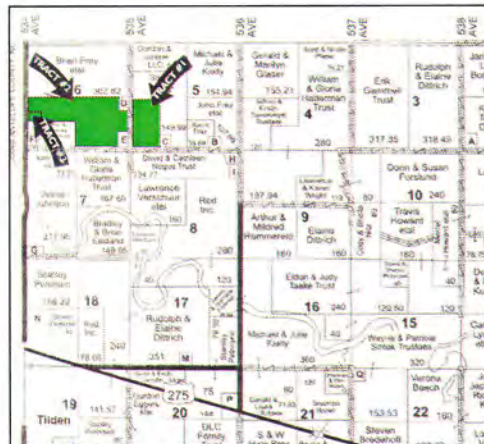
## TRACT #3 6 ACRE - HIGHLY IMPROVED ACREAGE

**Location:** 2 1/4 miles north of Tilden on 534 Ave. - Hwy 45.  
**Legal:** Lots 1 & 2, Petersen's Lot Split, 6-24-4, Madison County, Nebraska.  
**Homes:** 1983 all electric 1550 sq. ft. brick home with full basement and two car attached garage. Large older two-story 5 bedroom home.  
**Improvements:** 54' x 108' Morton building with cement floor. 30' x 60' Quanset with cement floor. 8000 bu. Behlen grain bin with drying floor.  
**Real Estate Taxes:** \$2,400 est. for 2016. Will be prorated to closing.

**Please Note:** Cropland base is estimated & final base will be determined by the Madison County FSA. Property sold "as is." Information herein believed accurate, but not warranted. Potential bidders should personally inspect the property and make their own assessment and bid accordingly. Announcements sale day take precedence over earlier announcements, verbal or written. Elkhorn Valley Real Estate and its agents represent the sellers. For more detailed information or inspection of property, contact Larry Bartee - 402-368-5945 or 402-649-1791.

**Terms of Sale:** 10% of purchase price down day of sale and balance due at closing and possession, June 30, 2016. Sellers will pay all 2015 taxes. Title insurance costs will be equally divided between buyer and seller. New buyers will be required to sign a standard purchase agreement immediately after the auction.

**OWNER:  
ALVIN G. PETERSEN FAMILY**

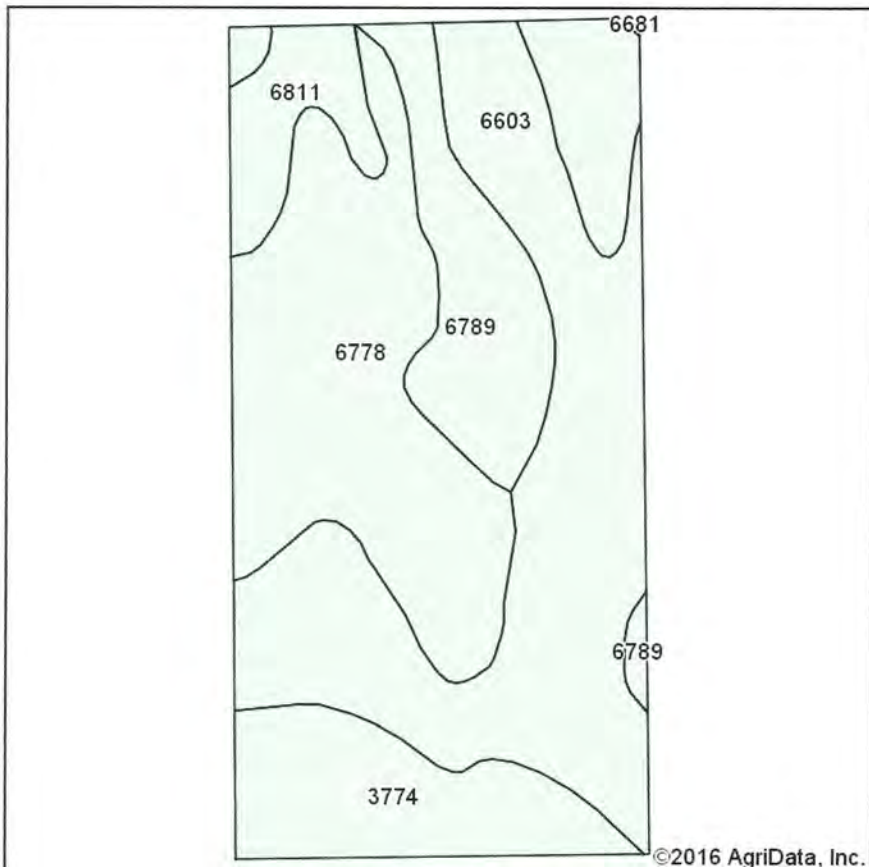


## ELKHORN VALLEY REAL ESTATE

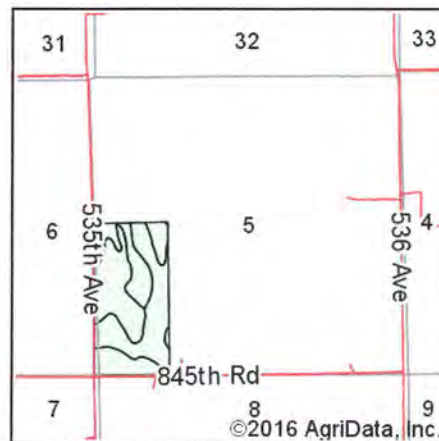
300 East First Street, Tilden, NE 68781  
Larry Bartee, Broker, 402-368-5945  
Gary Inness, Sales Assoc./Auctioneer

More information at:  
[www.ElkhornValleyRE.com](http://www.ElkhornValleyRE.com)

# Soils Map Tract# 1



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Madison**  
 Location: **5-24N-4W**  
 Township: **Meadow Grove-Jefferson**  
 Acres: **77.12**  
 Date: **3/31/2016**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE119, Soil Area Version: 14

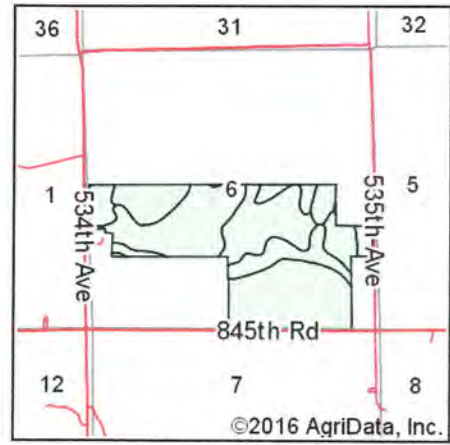
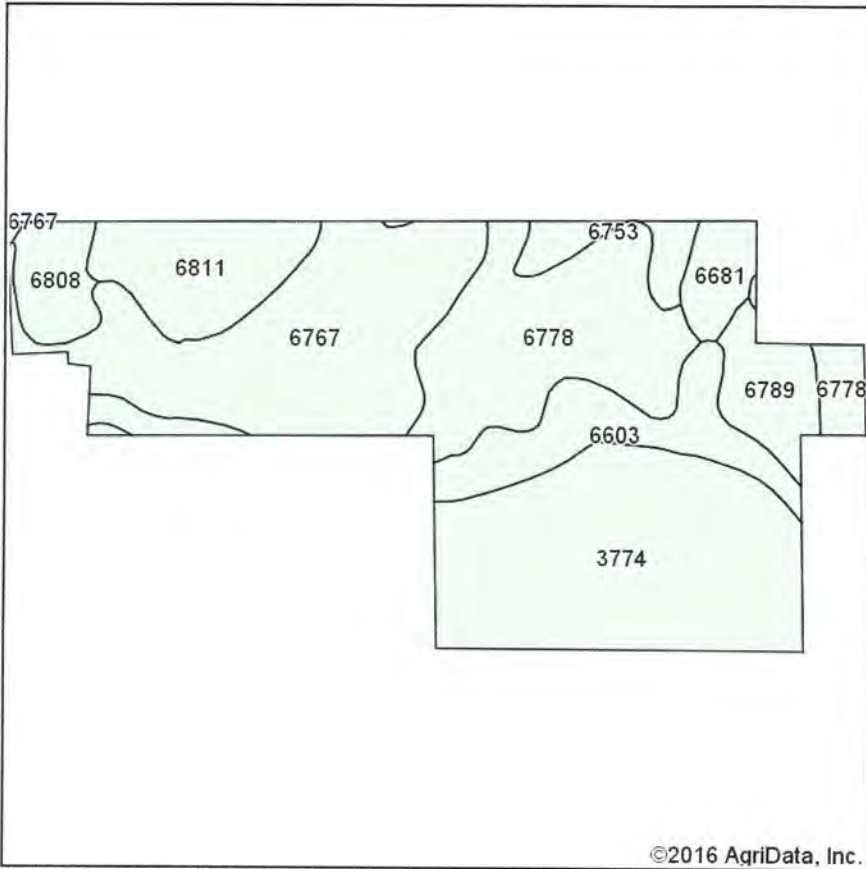
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Corn	Grain sorghum	Oats	Pasture	Soybeans
6603	Alcester silty clay loam, 2 to 6 percent slopes	28.34	36.7%	Ile	IIIe	73						
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	21.99	28.5%	IIIe	IVe	57						
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	13.06	16.9%	IVe		52						
3774	Muir silty clay loam, rarely flooded	9.39	12.2%	I	I	75	5	99	92	80	5	37
6811	Moody silty clay loam, 2 to 6 percent slopes	4.34	5.6%	Ile	IIIe	71						
<b>Weighted Average</b>						<b>65</b>	<b>0.6</b>	<b>12.1</b>	<b>11.2</b>	<b>9.7</b>	<b>0.6</b>	<b>4.5</b>

Area Symbol: NE119, Soil Area Version: 14

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map Tract# 2



State: **Nebraska**  
 County: **Madison**  
 Location: **6-24N-4W**  
 Township: **Meadow Grove-Jefferson**  
 Acres: **205.77**  
 Date: **3/31/2016**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

**Area Symbol: NE119, Soil Area Version: 14**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	SRPG	Alfalfa hay	Corn	Grain sorghum	Oats	Pasture	Soybeans
3774	Muir silty clay loam, rarely flooded	56.03	27.2%	I	I	0	75	5	99	92	80	5	37
6767	Nora silty clay loam, 6 to 11 percent slopes	46.40	22.5%	IIIe	IVe	0	63						
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	37.94	18.4%	IIIe	IVe	0	57						
6603	Alcester silty clay loam, 2 to 6 percent slopes	20.39	9.9%	IIe	IIIe	90	73						
6811	Moody silty clay loam, 2 to 6 percent slopes	16.48	8.0%	IIe	IIIe	67	71						
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	9.31	4.5%	IVe		48	52						
6808	Moody silty clay loam, 0 to 2 percent slopes	7.75	3.8%	IIe	IIe	87	73						
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	5.93	2.9%	VIe		0							
6753	Nora silt loam, 2 to 6 percent slopes	5.54	2.7%	IIe	IIIe	52							
<b>Weighted Average</b>						<b>21.1</b>	<b>63.2</b>	<b>1.4</b>	<b>27</b>	<b>25.1</b>	<b>21.8</b>	<b>1.4</b>	<b>10.1</b>

Area Symbol: NE119, Soil Area Version: 14

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# PETERSEN'S LOT SPLIT

IN THE NW 1/4 OF THE SW 1/4 OF  
SECTION 6, TOWNSHIP 24 NORTH, RANGE 4 WEST  
OF THE 6TH P.M., MADISON COUNTY, NEBRASKA

