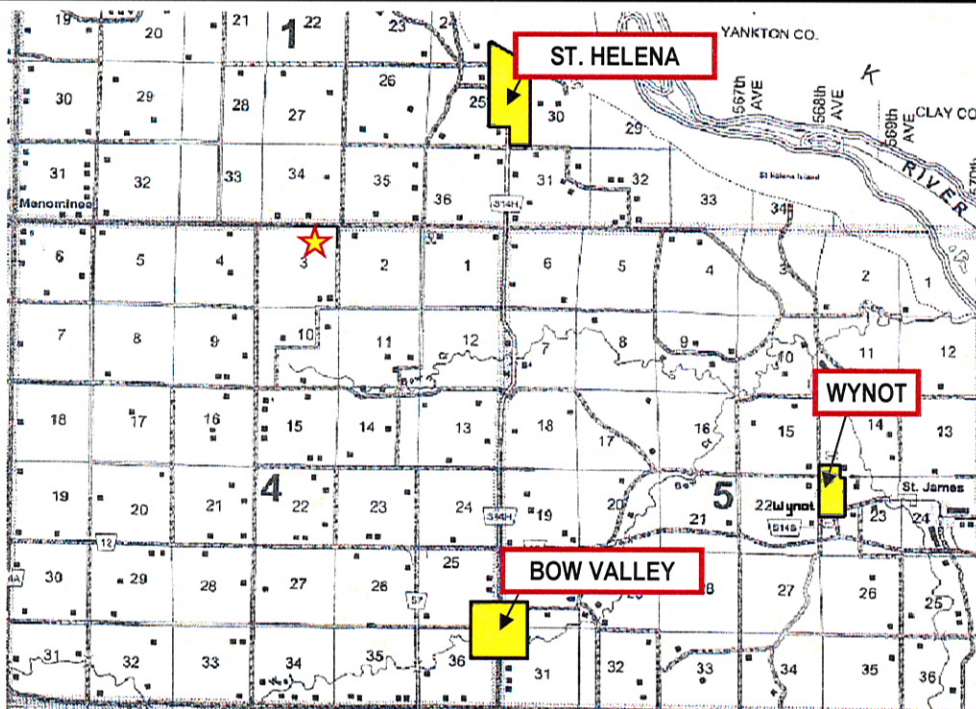


112 +/- ACRES OF CEDAR COUNTY CROPLAND



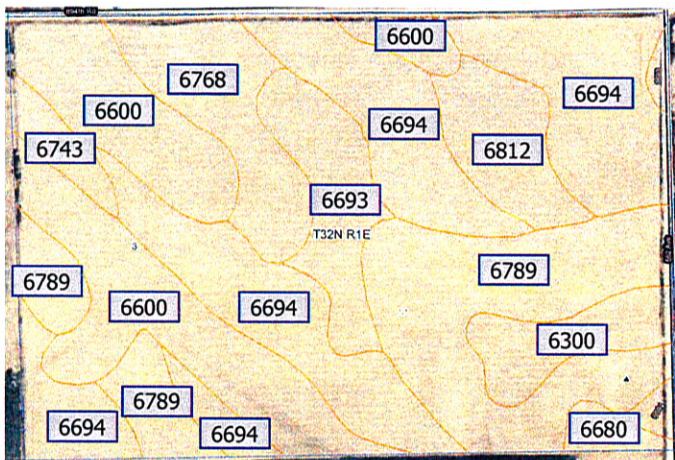
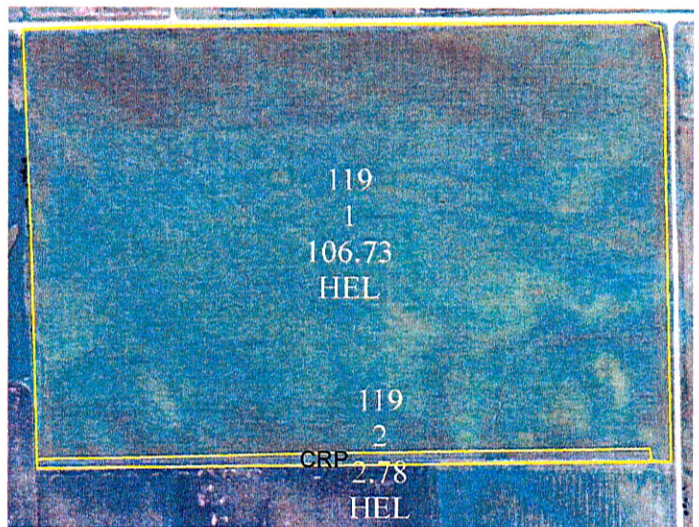
MARKETING:
 Private bid submittal and possible invite auction.
 Initial bid submittal postmarked by **December 15, 2010**
 Call 1-800-992-1912 for bid submittal form and additional info.
 Seller reserves the right to accept or reject any or all bids.

LEGAL DESCRIPTION: Part of the Northeast Quarter (NE ¼) of Section 3, Township 32 North, Range 1 East of the 6th P.M., Cedar County, Nebraska containing 112.10 +/- acres.

TAXES: 2009 Taxes are \$2,013.54 on 112.10 +/- tax acres

DESCRIPTION: Productive, moderately rolling parcel of land located in Northern Cedar County. Domestic well, 2.8 acres of CRP with shelter belt. Spring 2011 possession.

CRP: \$103.52 per acre per year for 2.8 acres of CRP.



FSA INFORMATION:

- 111 Farmland Acres & 109.5 Cropland Acres
- 51.9 Corn base acres with 69 Direct & 69 CC Yield
- 11.2 Soybean base acres with 22 Direct & 22 CC Yield
- 28.0 Oats base acres with 52 Direct & 52 CC Yield

SOIL TYPES: **6300** - Aowa silt loam; **6600** - Alcester silt loam; **6680** - Crofton silt loam; **6693/94/6789** - Crofton-Nora complex; **6743** - Thurman-Ortello complex; **6812** - Moody silty clay loam

TERMS OF SALE:

- 1) **Cash Sale:** a 10% earnest deposit shall be due at the time of signing purchase agreement with the balance due at closing. Closing to take place upon clear title through Title Insurance Binder. Cost split 50/50 between Buyer & Seller-Owner's Policy.
- 2) Sellers will pay all 2010 & prior Real Estate Taxes at time of closing.
- 3) Full Possession will be given Spring 2011.
- 4) All Buyers shall provide a letter of credit worthiness from a qualified bank or lender.

Don Miller Land Co., Inc. and its agents are working for and are acting as Seller's Agents. All Buyers or their representatives shall be considered Customers of the Don Miller Land Co., Inc. All information presented on this property is from sources deemed reliable, however, it is not warranted. Interested parties should verify all information to their satisfaction.

DAVID E. FISCHER, OWNER

SALE CONDUCTED BY: DON MILLER (SELLER'S AGENTS) LAND CO., INC.

**DONALD "CHRIS" MILLER
 BROKER**

HARTINGTON, NEBRASKA 68739

**TOM GRUBE
 SALESPERSON &
 CR APPRAISER**

1-800-992-1912 ~ www.donmillerland.com