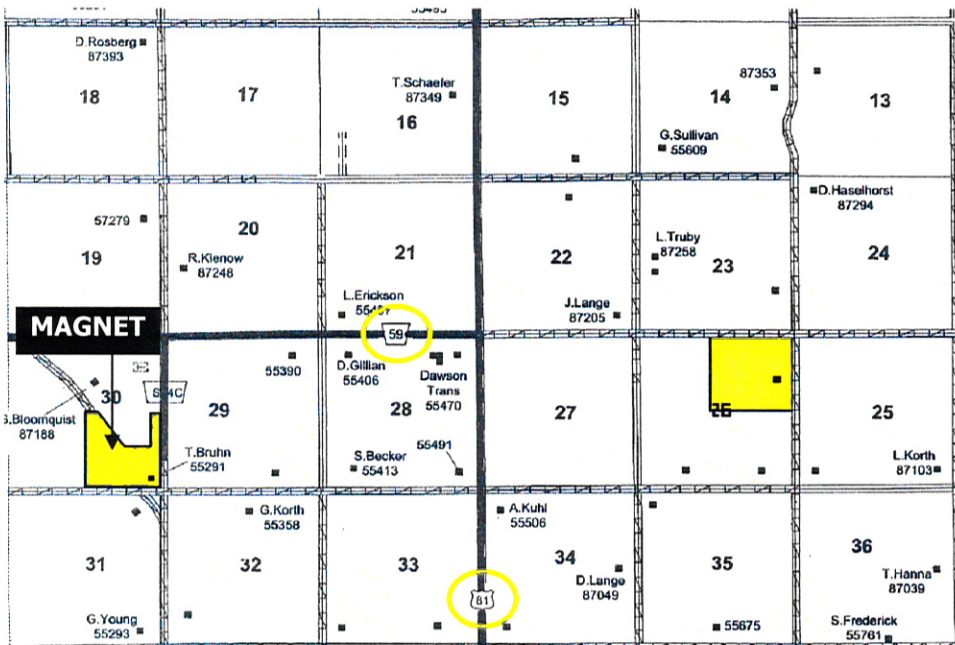


# 160 +/- ACRES OF CEDAR COUNTY FARMLAND

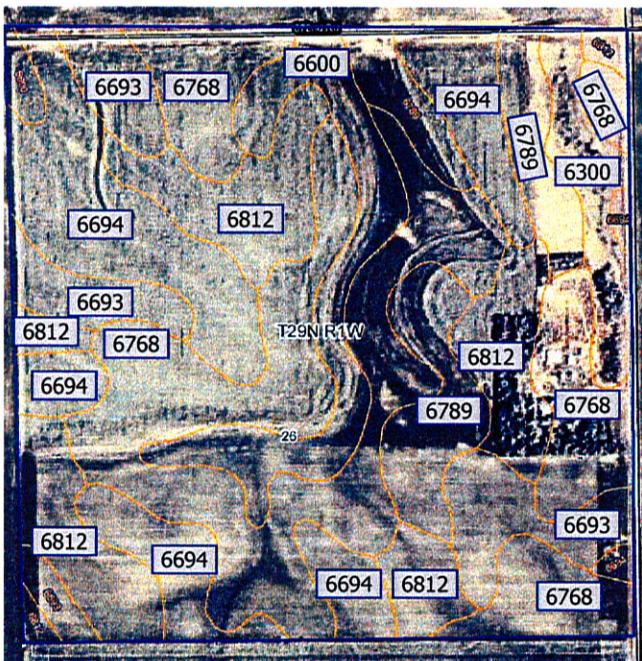


**MARKETING:**  
 Private bid submittal and possible invite auction. Initial bid submittal postmarked by **December 11, 2010**  
 Call 1-800-992-1912 for bid submittal form and additional info. Seller reserves the right to accept or reject any or all bids.

**LEGAL DESCRIPTION:** The Northeast Quarter (NE 1/4) of Section 26, Township 29 North, Range 1 West, of the 6<sup>th</sup> P.M., Cedar County, Nebraska containing 160 +/- tax acres

**DESCRIPTION:** Nice laying, highly productive dryland farm with 2 grain bins. Spring 2011 possession. Located Northwest of Randolph, East of Magnet. 1 1/2 miles east of Highway 81/59 intersection.

**SOIL TYPES:** 6300 - Aowa silt; 6600 - Alcester silt; 6693/4/6789 - Crofton-Nora complex; 6768 - Nora silty clay; 6812 - Moody silty clay



**FSA INFORMATION:** 160 Farmland Acres, 139.7 Cropland Acres,  
 • 68.6 Corn base acres with 69 Direct & 109 CC Yields  
 • 66.4 Soybean base acres with 27 Direct & 33 CC Yields

**TAXES:** 2009 Taxes are \$3,486.71 on 160 +/- tax acres

**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.*

**JEAN KUHLE, MARGARET ANN SCHOONEN  
 & ROSEMARY KUHLE LEACH, OWNERS**

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](http://www.donmillerland.com)