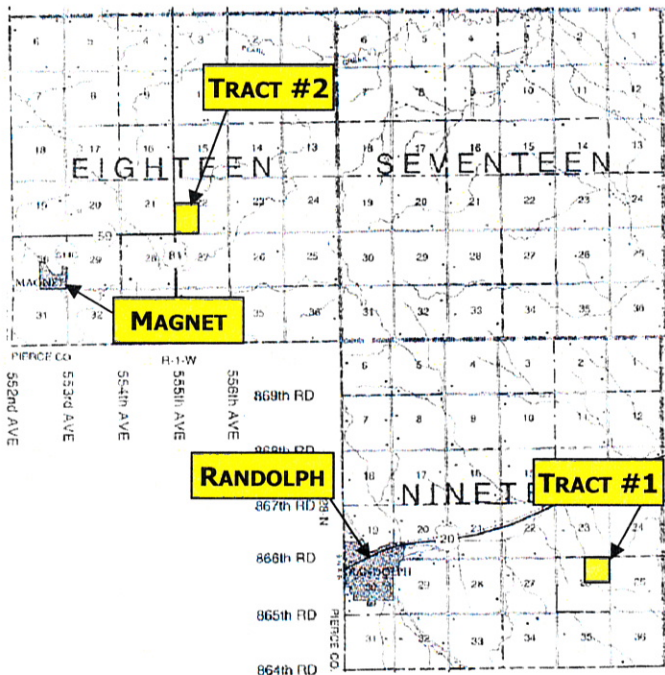


CEDAR COUNTY CROPLAND

VERA M. PEEBLES TRUST NO. 1, OWNER



MARKETING:

Private bid submittal with possible invite auction to follow. Initial bid submittal postmarked by **Sept. 3, 2011**. Call 1-800-992-1912 for bid submittal form & additional information. Seller reserves the right to accept or reject any or all bids.

TERMS OF SALE:

1. **Cash:** a 10% non-refundable, earnest deposit shall be due at the time of execution of the Purchase Agreement.
2. Closing to take place upon clear title through Title Insurance Binder (approximately 30 days). Cost split 50/50 between Buyer & Seller - Owner's Policy.
3. Full Possession will be given for 2012 Production Year.
4. Sellers will pay all 2011 & prior Real Estate Taxes at time of closing. Seller shall retain all 2011 cash rent.
5. Bidders shall provide a letter of credit worthiness from a qualified bank or lender at the time of bid submittal

TRACT #1

LEGAL DESCRIPTION: The Northeast Quarter of Section 26, Township 28 North, Range 1 East of the 6th P.M., Cedar County, Nebraska.

LOCATION: 3 1/2 miles East of Randolph, NE

TAXES: The 2010 Taxes are \$4,344.00

TAX ACRES: 160.0 Total: 135.40 acres dryland cropland; 19.60 acres grassland; 1.00 acre poles (power line) & 4.00 acres roads

DESCRIPTION: Productive soil types, moderately rolling topography, pasture w/pond, crossed by power transmission lines.

SOIL TYPES:

3640 - Kezan silt loam; **6600** - Alcester silt loam; **6693/4/6789** - Crofton-Nora Complex; **6768** - Nora silty clay loam; **6812/4** - Moody silty clay loam

FSA INFORMATION: 138.8 acres cropland

- 71.3 acre corn base w/ 69 direct & 86 CC Yield
- 50.8 acre bean base w/ 27 direct & 32 CC Yield



TRACT #2

LEGAL DESCRIPTION: The Southwest Quarter of Section 22, Township 29 North, Range 1 West of the 6th P.M., Cedar County, Nebraska.

LOCATION: 2 miles east of Magnet, NE (US Hwy 81 & NE Hwy 59 intersection)

TAXES: The 2010 Taxes are \$3,688.66

TAX ACRES: 150.60 Total: all dryland cropland

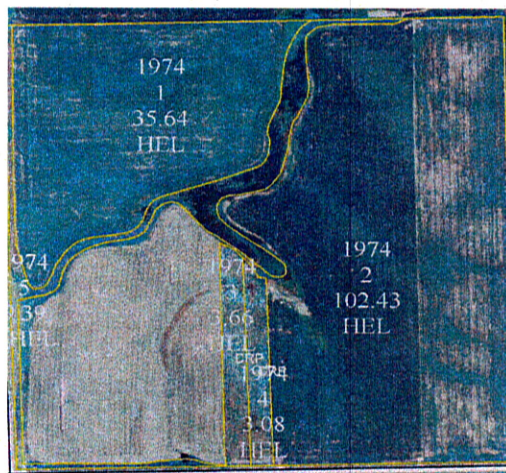
DESCRIPTION: Rolling farmland with productive soil types. 6.7 acres of CRP, \$71.91/acre, expires in 2015. Excellent location on US Hwy 81.

SOIL TYPES:

3640 - Kezan silt loam; **6600** - Alcester silt loam; **6693/4/6789** - Crofton-Nora Complex; **6768** - Nora silty clay loam; **6814** - Moody silty clay loam

FSA INFORMATION: 144.8 acres cropland and 6.7 acres of CRP

- 77.2 acre corn base w/ 69 direct & 69 CC Yield
- 40.7 acre bean base w/ 27 direct & 27 CC Yield



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. All announcements made day of sale take precedence over any and all previous advertising and/or written information.

SALE CONDUCTED BY:

DON MILLER
LAND CO., INC.

(SELLER'S AGENTS)

DONALD "CHRIS" MILLER
BROKER

HARTINGTON, NEBRASKA 68739

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

TOM GRUBE
SALESPERSON &
CR APPRAISER