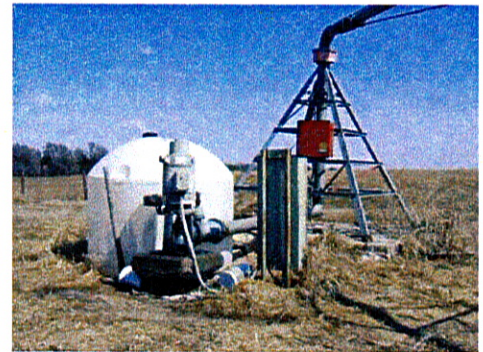
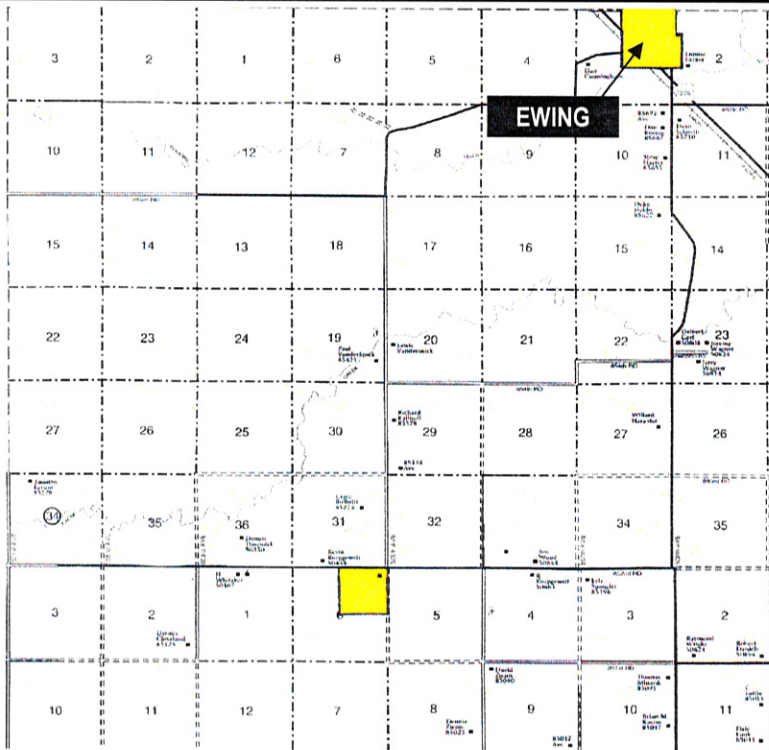


**HOLT CO. IRRIGATED CROPLAND AUCTION - 160 +/- ACRES  
MARCH 16, 2011 @ 2:00 PM  
AMERICAN LEGION CLUB - 115 W. 3RD ST., NELIGH, NE**



**Legal:** The Northeast Quarter (NE 1/4) of Section 6, T25N, R9W, of the 6<sup>th</sup> P.M., Holt Co., Nebraska.

**Farm Location:** 50495 852 Rd., Ewing, NE (6 miles South & 3 miles West of Ewing, NE)

**Acres:** 159.26 tax acres (97.50 irrigated, 19 dryland, 33.76 grassland, balance in building site, shelter belt & roads)

**Taxes:** 2010 Taxes are \$3,901.76

**Soil Types:** Dunday loamy sand; Elsmere loamy sand; Elsmere-Ipage loamy fine sands; Ipage loamy sand; Valentine fine sand; Valentine-Dunday loamy fine sands; Boelus loamy sand

**Description:** Near level irrigated & dryland farmground with electric 1994 Zimmatic pivot w/ drops, 75 hp motor, pump and well. Well is registered with the State DNR at 1,000 gpm at 120' pumping level. Nicely improved acreage with remodeled 1,248 sq. ft., ranch style home with attached double garage, 2 bedrooms and 1 3/4 bath. Several other outbuildings, garages, and storage sheds.

**FSA Information:** 120 Farmland Acres, 111.6 Cropland Acres,

- 101.2 Corn base acres with 119 Direct & 119 CC Yields
- 0.5 Soybean base acres with 30 Direct & 30 CC Yields

**FSA Information:** 40.0 Farmland Acres, 23.4 Cropland Acres

- 4.0 Corn base acres with 60 Direct & 60 CC Yields
- 1.1 Soybean base acres with 30 Direct & 30 CC Yields

**TERMS OF SALE:**

- **Cash Sale:** All Buyers shall register the day of the sale. Successful bidders shall deposit at time of signing a purchase agreement, an earnest deposit of 15% of the sales price, which shall be deposited immediately into the Broker's Trust Account. Seller has the right to accept or reject any and all bids.
- Closing to take place upon clear title through Title Insurance Binder. Cost split 50/50 between Buyer & Seller-Owner's Policy.
- Possession shall take place, at time of closing.
- Selling "AS-IS" "WHERE-IS" with no warranties or guarantees.
- Sellers will pay all 2010 & prior Real Estate Taxes at time of closing.

*Don Miller Land Co., Inc. & its agents are working for & 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. Additional terms and conditions announced on the date of sale shall take precedence over all prior printed information*

**SECURITY NATIONAL BANK - OWNERS**

**SALE CONDUCTED BY:**

**DON MILLER (SELLER'S AGENTS)**  
**LAND CO., INC.**

HARTINGTON, NEBRASKA 68739

1-800-992-1912 ~ [www.donmillerland.com](http://www.donmillerland.com)

**DONALD "CHRIS" MILLER**  
**BROKER**

**ROGER JANSSEN**  
**ASSOC. BROKER/AUCTIONEER**  
**TOM GRUBE**  
**SALESPERSON & CR APPRAISER**