

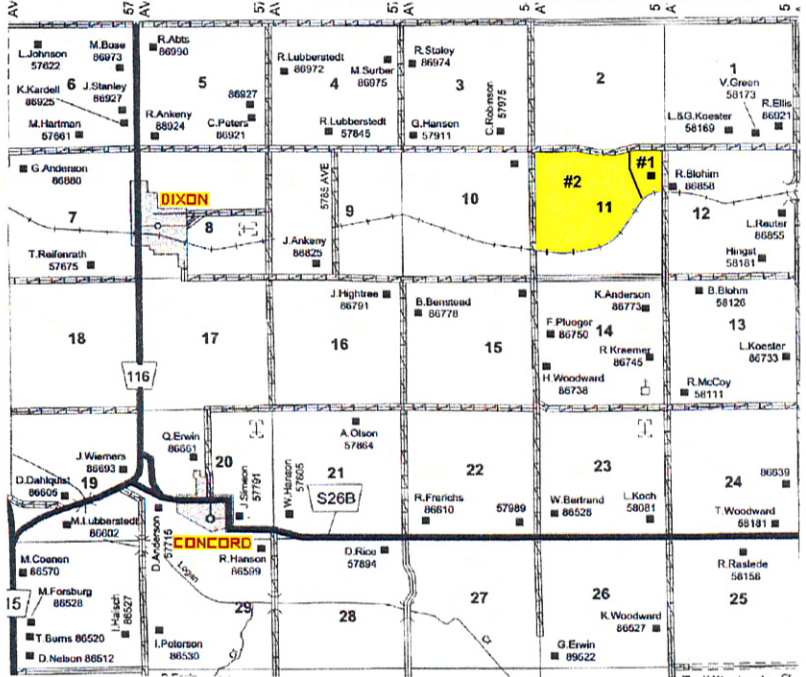
DIXON COUNTY CROPLAND

Pulscher Farms, LLC * 413.20 +/- acres

LEGAL DESCRIPTION: Part of the East Half of the Northeast Quarter (E 1/2 NE 1/4) & The Northwest Quarter (NW 1/4) & Part of the North Half of the Southwest Quarter (N 1/2 SW 1/4) & part of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) & Part of the West Half of the Northeast Quarter (W 1/2 NE 1/4) All in Section 11, Township 28 North, Range 4 East of the 6th P.M., Dixon Co., Nebraska, containing 221 +/- irrigated acres under the pivot & the balance dryland, dryland corners, farmplace, trees & roads containing 193 +/- acres.

LOCATION: 4 miles East of Dixon, Nebraska.

IRRIGATION IMPROVEMENTS: New well drilled & filed with the state in June, 2008. (Salmon Well Company). 250 feet deep, 8 inch well with 193' static water level. Rated at 1,000 gal./min. Model # 8000, 10 span Valley pivot with approximately 221 acres of potential pivot acres. Pivot set for 1,000 gallon per minute operation at 44 psi. Electric motor and rural electric power.



FSA INFORMATION: Based on ALL UNITS COMBINED. Estimated. Final figures based on actual survey and FSA Reconfiguration:

413.0 Farmland acres with 364.7 Cropland Acres

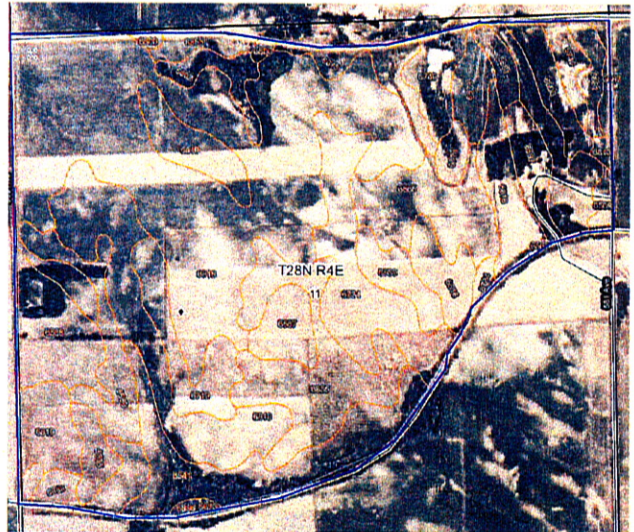
Crop	Base Acres	Direct Yield	CC Yield
Wheat	22.7	30	30
Oats	15.6	51	51
Corn	185.7	72	72
Soybeans	87.1	26	26
Barley	0.3	38	38
311.4 Total Base Acres			

SOIL TYPES: 6516 - Blendon sandy; 6541 - Maskell; 6567/8/9 - Thurman; 6600/2- Alcester silt loam; 6673/81/87 - Crofton silt; 6719 - Thurman loamy sand; 6734 - Thurman-Leisy complex; 6749 - Nora silt; 6813 - Moody silty clay; 6818/9 - Moody-Leisey complex; 6835/6 - Nora variant silty clay; 6855-Ortello sandy loam;

Tract #1: Approximately 60 +/- acres improved dryland farm with single story cabin, Steel-Pole Shed, newer well and large shelterbelt.

Tract #2: Irrigated & Dryland farmland containing 329 +/- acres

Tract #3: Combined Tracts #1 & #2



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 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 the Auction take precedence over all previous print or verbal advertising.

TAX ACRES & 2009 TAXES:

- Tax ID# 4063: \$ 2,599.30 - 80.00 +/- tax acres
- Tax ID# 4064: \$ 7,834.71 - 236.20 +/- tax acres
- Tax ID# 4065 \$ 2,804.92 - 97.00 +/- tax acres

TERMS OF SALE: Cash. 20% earnest deposit shall be due at the time of execution of the Purchase Agreement. Clear title through Title Insurance Binder with cost split 50/50 between Buyer & Seller (Owner's Policy). Closing within 30 days of accepted purchase agreement. Possession of farmplace at closing - Farm land on March 1, 2011. Subject to all recorded easements, railroad right of ways, FSA regulations, etc. Survey cost for tract splits paid by Seller if required. Seller reserves the right to accept or reject any or all bids.

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

DONALD "CHRIS" MILLER, BROKER
 TOM GRUBE, SALESPERSON/CR APPRAISER
 ROGER JANSSEN, ASSOC. BROKER/AUCTIONEER

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