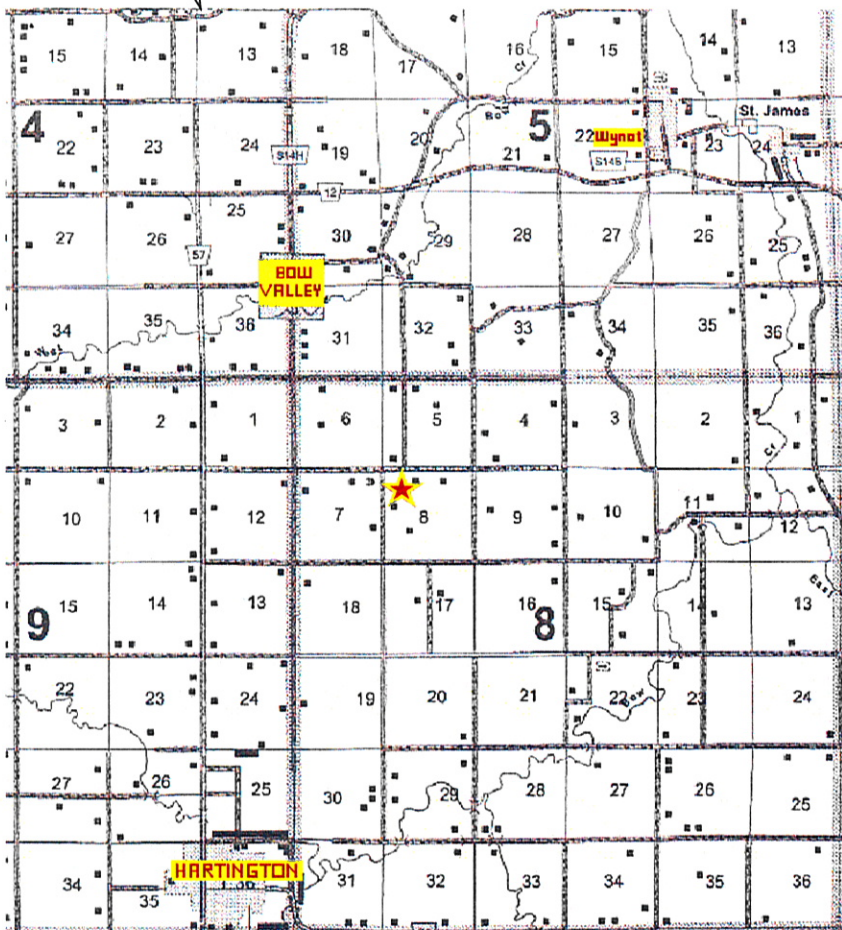


FOR SALE!

CEDAR COUNTY CROPLAND

John & Brenda Wortmann, Owners

68.88 +/- Acres



LEGAL DESCRIPTION: Part of the S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 8, Township 31 North, Range 2 East of the 6th P.M., Cedar County, Nebraska containing 68.88 +/- tax acres.

LOCATION: 4 miles North & 1 mile East of Hartington OR 2 miles South & 1 mile East of Bow Valley

TAXES: The 2010 Taxes are \$1,252.28

DESCRIPTION: Productive farmground with gently rolling topography. Good base acres & yields. Spring 2011 possession.

SOIL TYPES:

- 6324** - Coleridge silty clay;
- 6600** - Alcester silt;
- 6760/2** - Gavins silt;
- 6826/7/8** - Redstoe silt;
- 6855** - Ortello sandy;

MARKETING:

Private bid submittal and possible invite auction. Initial bid submittal postmarked by **September 24, 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.

FSA INFORMATION:

- 16.1 acre oats base w/ 52 direct & 52 CC Yield
- 36.5 acre corn base w/ 69 direct & 69 CC Yield
- 14.4 acre bean base w/ 23 direct & 23 CC Yield
- 2.0 acre barley base w/ 40 direct & 40 CC Yield

TERMS OF SALE:

1. **Contract for Deed:** a 10% non-refundable, earnest deposit shall be due at the time of execution of the Purchase Agreement. Terms of the Contract for Deed will be discussed with bidders prior to the Auction Date.
2. Closing to take place upon clear title through Title Insurance Binder. Cost split 50/50 between Buyer & Seller - Owner's Policy.
3. Full Possession will be given for the 2011 Production Year.
4. Sellers will pay all 2010 & prior Real Estate Taxes at time of closing.
5. 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. 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

**TOM GRUBE
SALESPERSON &
CR APPRAISER**

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