

LAND AUCTION

346.81+/- Acres

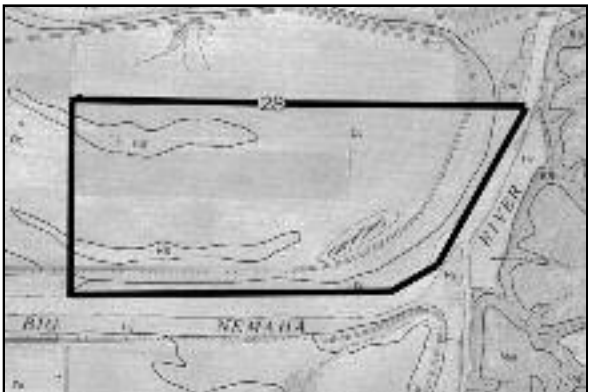
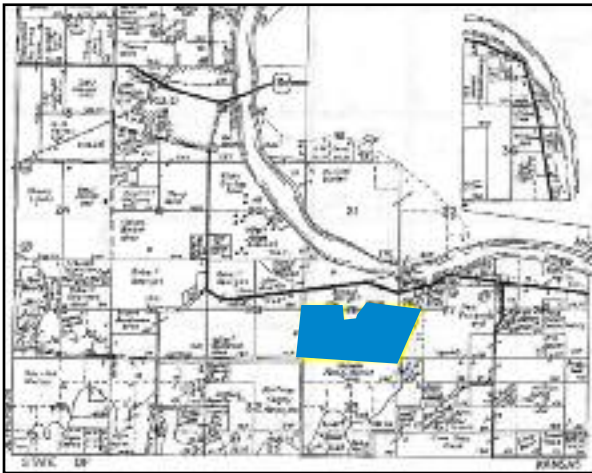
Thu., Feb. 18, 2010 • Sale time 1:30 p.m.

Country Catering

N. Hwy 73 • Falls City, Nebraska

SELLERS

**MARY HELEN KELLER
AND ANNEMARIE HUNTER**



FARM FOR SALE

S/2 Section 28 and Lots 2-4 Section 27 all in Township 1 North, Range 18 East Richardson County, Nebraska 346.81 Acres more or less.

Opportunity to purchase a farm that has been owned by the same family since 1926. This quality farm along the Nemaha River offers 290.41 Certified Crop Acres of which 233.34 are protected by the levee.

LOCATION OF FARM

From Rulo, Nebraska

3 Miles south on black top road going to White Cloud. Turn right on County Road access and go 1/4 mile South. The farm is located on the East side of the access road.

SOIL TYPES

Hobbs, Haynie-Sarpy, and Onawa

FSA INFORMATION

Corn Base: 30.5; 89 DP & CC Yld • Soybean Base: 50.4; 26 DP & CC Yld
Wheat Base: 115.1; 34 DP & CC Yld • Milo Base: 85.9; 74 DP & CC Yld

TAX INFORMATION

2009 Real Estate Taxes: \$12,260.48 2009 Drainage Taxes: \$903.24

TERMS

A 10% non-refundable earnest deposit is required the day of the sale. The balance will be due at closing on March 17, 2010. The buyer will receive full possession for 2010. A cashier's check, money order, or wired funds will be required at closing. All mineral rights owned by the sellers will be conveyed to the buyer. The sale is subject to all easements, covenants, and restrictions of record.

The final sale is subject to sellers approval.

The sellers will provide an owner's title insurance policy on the property. The cost of the owner's policy will be split equally between the buyer and seller. The buyer is responsible for any loan policies.

The information provided was obtained from reliable sources but the accuracy of the information is not guaranteed. All interested parties are encouraged to inspect the condition of the property and rely on their own information. Announcements the day of the sale take precedence over printed information. Poppe Realty & Mgmt. LLC is the agent for the sellers.

For additional information, contact:

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TO VIEW PICTURES & MAPS OF THIS FARM GO TO WWW.POPPEREALTY.COM & CLICK ON KELLER/HUNTER AUCTION