

FARM REAL ESTATE AUCTION

80 Acres, m/l - Madison County, Nebraska

Wednesday, April 21, 2010 at 10:00 a.m.

Sale held at the Madison County Fairgrounds

Madison, Nebraska

LOCATION:

12 miles south of Meadow Grove on 539th Ave. or 14 miles west of Madison on Hwy. 32, and 2 miles north on 539th Ave.

LEGAL DESCRIPTION:

S½ SE¼ Section 23, Township 22 North, Range 4 West of the 6th p.m.

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLER:

Clarice Dittberner

AGENCY:

Hertz Farm Management, Inc. and their representatives are agents of the Seller.

SOIL TYPES:

Primary soils are Nora-Crofton complex, Moody silty clay loam and Alcester silty clay loam.

See soil map on back for detail.

SRPG: 63 **SOURCE:** AgriData, Inc.

LAND DESCRIPTION:

Gently Rolling

DRAINAGE:

Excellent

BUILDINGS/IMPROVEMENTS:

None

REAL ESTATE TAXES:

2009 Tax Year, Payable in 2010: \$2,131.42

Taxable Acres: 80

Tax per Acre: \$26.64

FSA DATA:

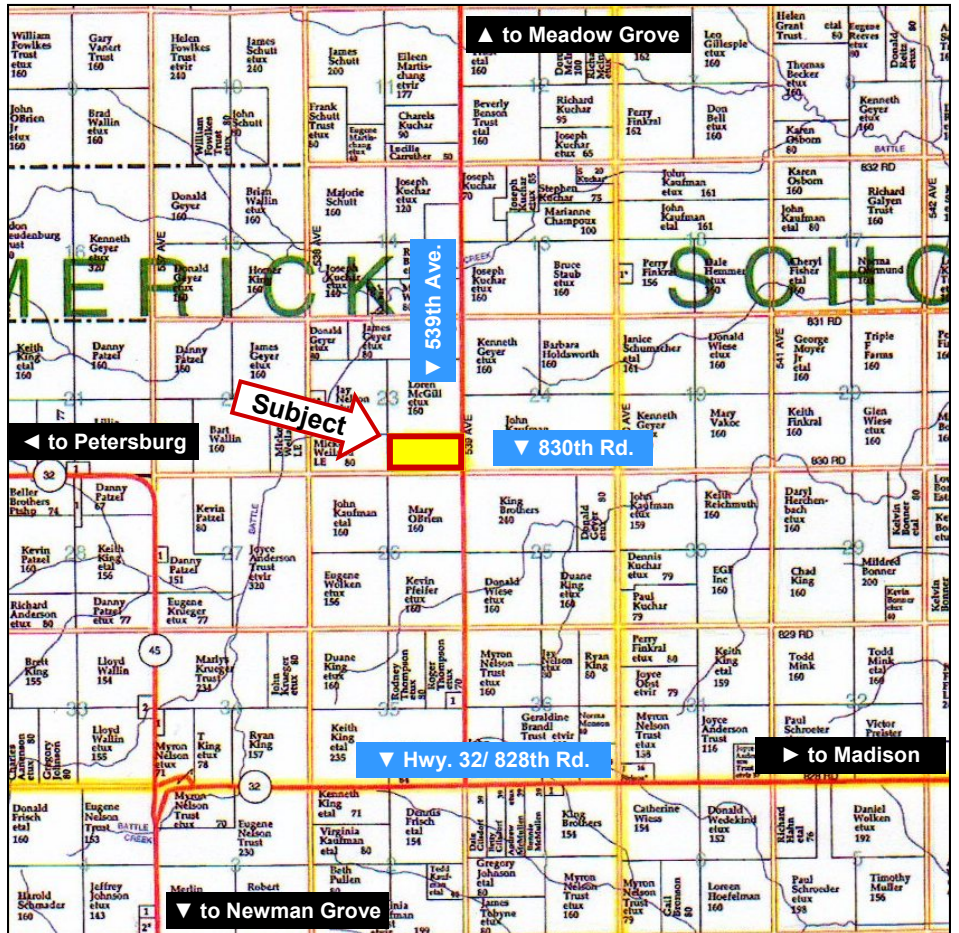
Farm Number: 954

Crop Acres: 76.4

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 68.6	86	116
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Bean Base: 38.5	27	33
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TERMS AND POSSESSION: 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on closing. Final settlement will require certified check or wire transfer. Closing and possession will occur on or before May 21, 2010 subject to the existing 2010 lease which expires March 1, 2011.

ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

For additional information, contact Marlin Krohn

100 North 34th Street, Ste. F, Norfolk, NE 68701

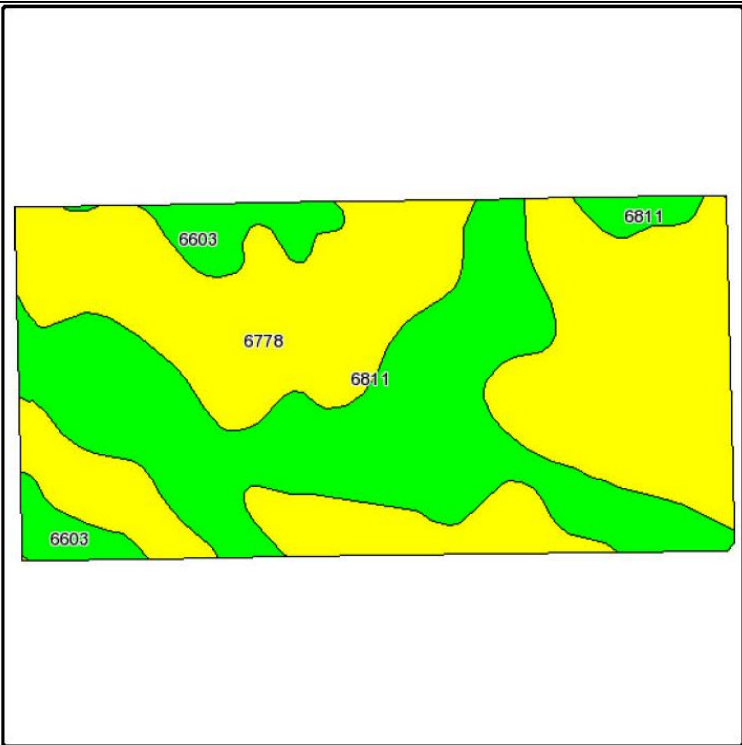
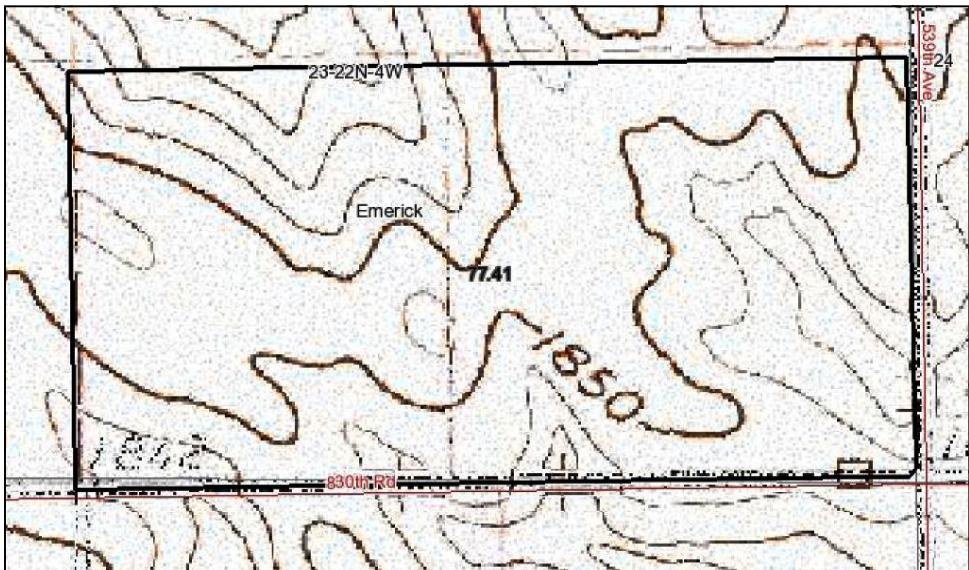
Telephone: (402) 371-9336

www.hfmgt.com



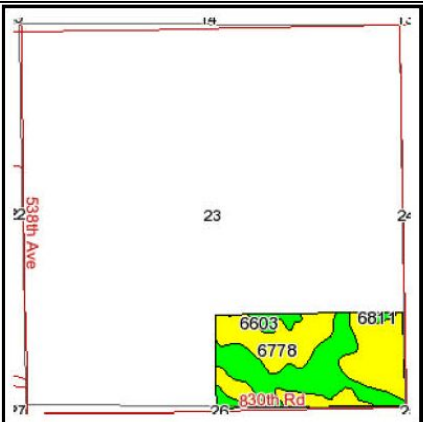
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AERIAL, TOPO and SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Corn	Soybeans
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	45.1	58.3%		IIe	IVe	57	73	23
6811	Moody silty clay loam, 2 to 6 percent slopes	27.9	36.0%		Ile	IIIe	71	87	30
6603	Alcester silty clay loam, 2 to 6 percent slopes	4.4	5.7%		Ile	IIIe	73	94	35
Weighted Average							63	79.2	26.2



State: Nebraska
County: Madison
Location: 023-022N-004W
Township: Emerick
Acres: 77.4
Date: 3/31/2010



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