

Real Estate

AUCTION

Wednesday, September 23, 2009 • 1:00 p.m.
Bancroft Senior Citizen Center, Bancroft, NE

Legal Description: 160 acres in the NW 1/4 of Section 14, T24N, R7E, Cuming County, NE

Soil and FSA Info: The farm has 154.1 acres of cropland with mostly Belfore soil (widely considered the best soil in Cuming County) along with Moody and Kennebec. Ground is classified as non HEL.

Taxes: \$5,434.09

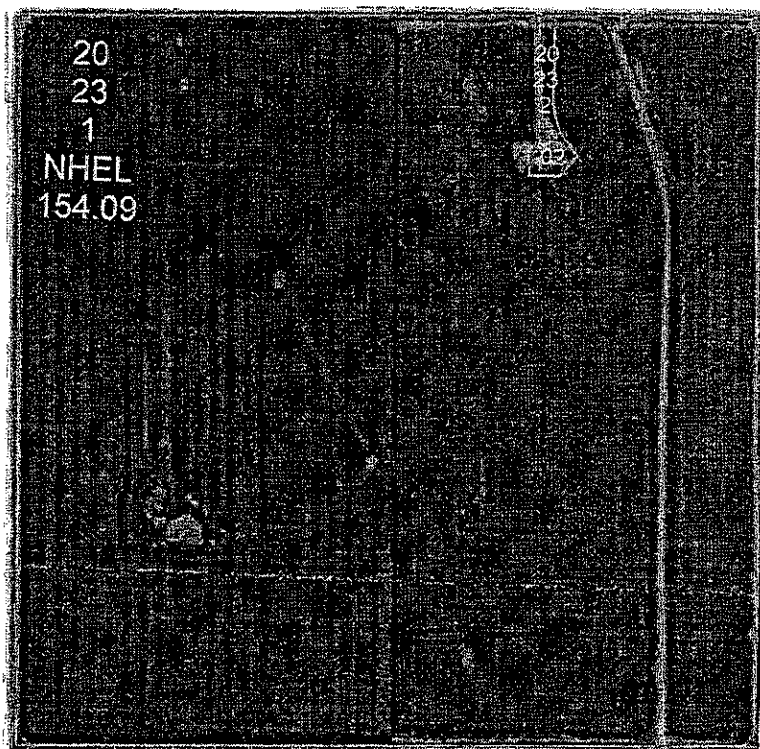
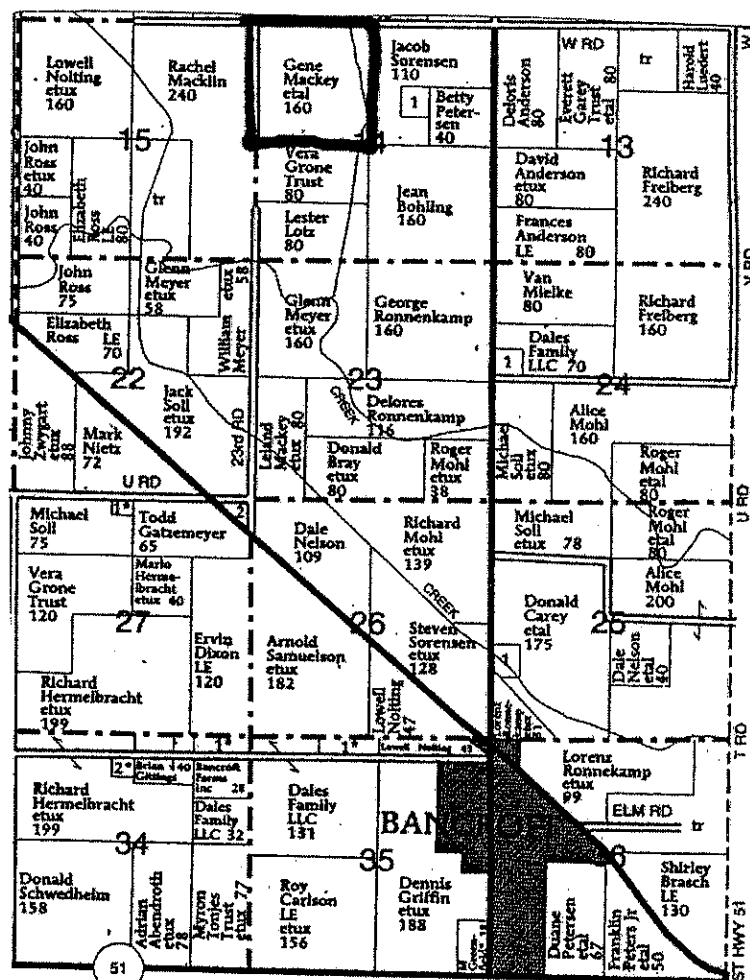
Corn: Base- 75.3 Yield-93

Soybeans: Base- 75.3 Yield: 34

Directions: From Bancroft go 3 miles North to W Road and 1/2 mile West. Farm is located on South side of Road. Look for signs!

Terms: 10% down day of auction with balance due on or before October 23, 2009, full possession will be given on March 1, 2010. Title insurance to be used with the cost shared equally between buyer and seller. Warranty Deed to be furnished by seller. Farm to be sold free and clear of all liens and encumbrances. Seller has the right to reject any or all bids. Announcements made day of Auction have precedence over printed material and will be controlling. It is understood that Broker and all of his licensees are seller's agents and represent the seller as clients and the buyers and prospective buyers as customers.

If you have questions, please call broker's office at 402-372-1980



Mackey Family/Owners

Auction Conducted by:

ORTMEIER and ASSOCIATES INC.
Professional Marketing of Real Estate

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