

FARM REAL ESTATE AUCTION

160.0 Acres, mll - Stanton County, Nebraska

Wednesday, September 24, 2008 at 10:00 a.m.

Sale to be held at Madison County Fairgrounds
Madison, Nebraska

PROPERTY LOCATION:

6 miles east and ½ mile north of Madison,
Stanton County, Nebraska.

LEGAL DESCRIPTION:

The Northeast Quarter of Section 32, Township 22
North, Range 1 East of the 6th P.M., Stanton County,
Nebraska.

METHOD OF SALE:

- Sellers reserve the right to refuse any and all offers.

FSA DATA:

Farm No. 283
Cropland 72.1

REAL ESTATE TAXES: \$ 2,378.92

SOIL TYPES: See soil map on back for details.

LAND DESCRIPTION: Rolling hills

DRAINAGE: Land has good natural drainage.

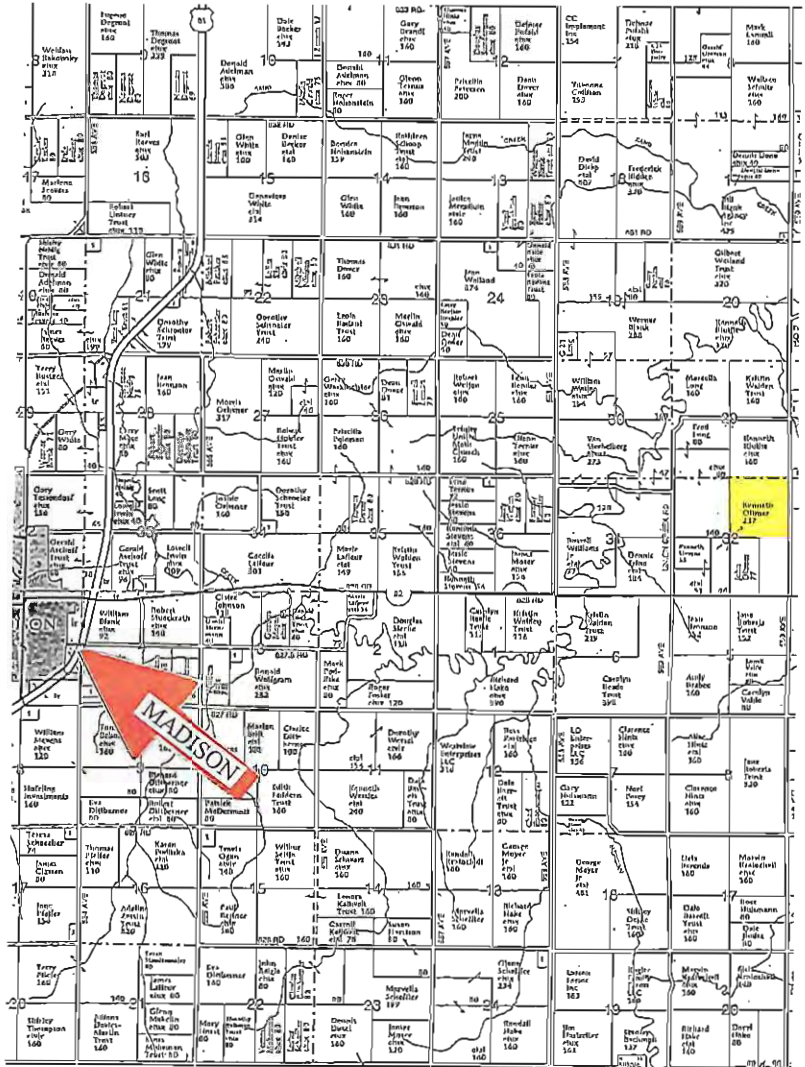
BUILDINGS: None

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 October 24, 2008 subject to the 2008 lease, which expires March 1, 2009.

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

SELLER: Estate of Kenneth Oltmer by Mary Diaz,
Personal Representative.



ANNOUNCEMENTS:

Property information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Any announcements made on the day of the auction by the Auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available but they are not guaranteed.

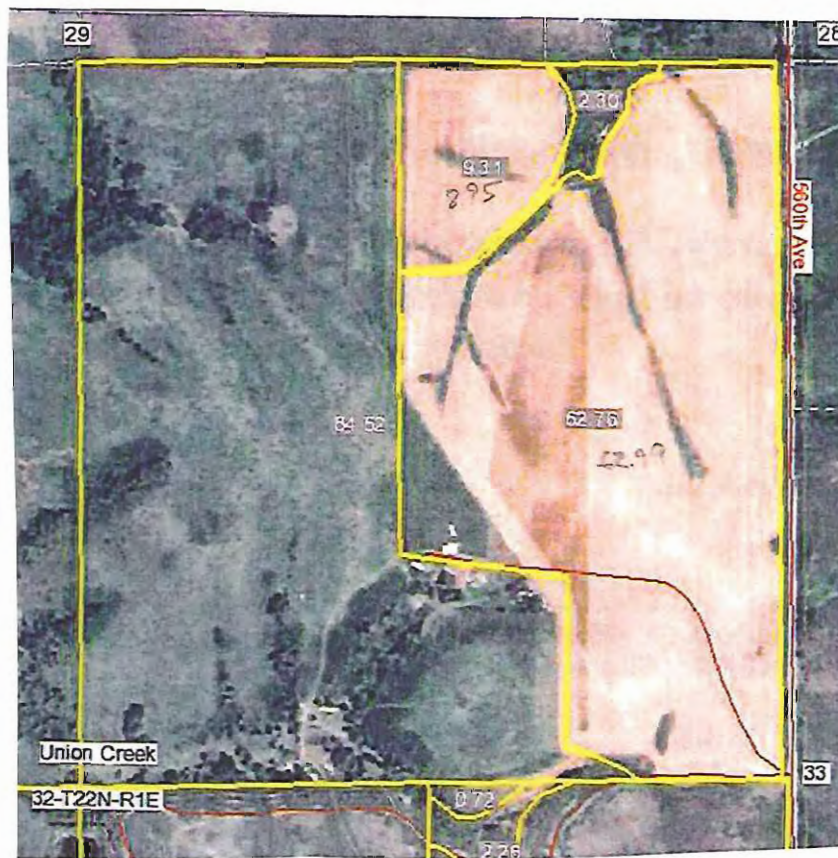
For additional information contact:

Marlin Krohn

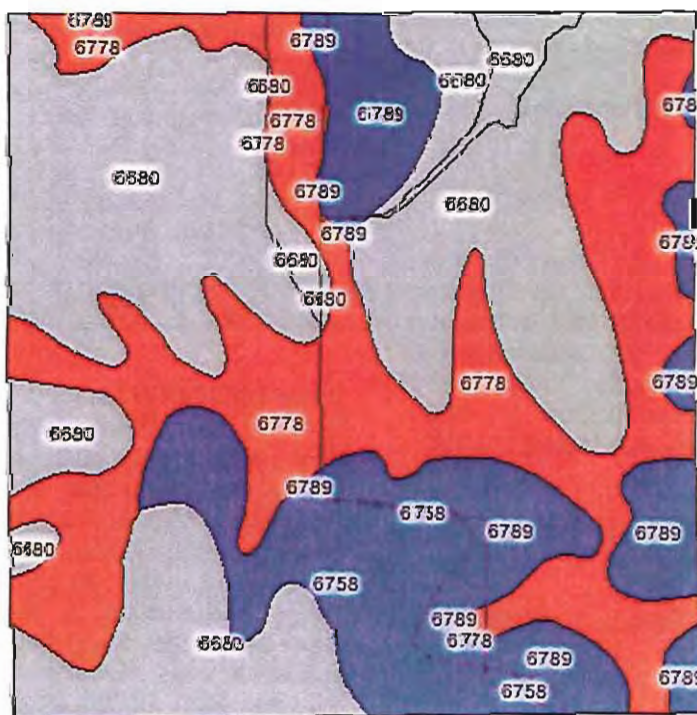
100 N 34th Street, Suite F – Norfolk, Nebraska 68701-7700

(402) 371-9336





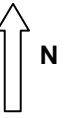
Soils Map



Code	Soil Description	Non-Irr Class Legend	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	Com Irrigated
6680	Crofton silt loam, 17 to 30 percent slopes	Grey	71.3	45.1%	VIc		24	0
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	Red	48.5	30.7%	IIIc	IVc	61	120
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	Blue	22.9	14.5%	IVc		54	0
6758	Nora silty clay loam, 11 to 17 percent slopes	Dark Blue	15.4	9.7%	IVc		54	0
Weighted Average							43	37



KENNETH OLTMER ESTATE - TRACT #1
NE1/4 SECTION 32, TOWNSHIP 22N, RANGE 1E
160 ACRES - STANTON COUNTY, NEBRASKA



2008 CROP MAP

CORN	2.72
OATS/SWEETCLOVER	25.86
SOYBEANS	43.20
PASTURE	78.92
WASTE	7.30
ROADS	2.00
TOTAL	160.00 ACRES

