

# PRIME IRRIGATED CEDAR COUNTY FARMGROUND

**Kurt & Colleen Janke, Owners**

**134.64 +/- tax acres**

**LEGAL DESCRIPTION:** Part of the Northwest Quarter (NW¼) of Section Twenty-five (25) Township Twenty-nine (29) North, Range Two (2) East of the 6th P.M., Cedar County, Nebraska containing 134.64 +/- tax acres.

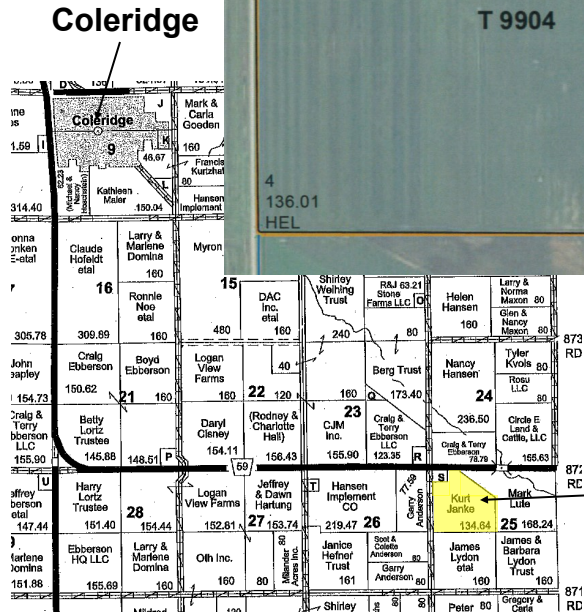
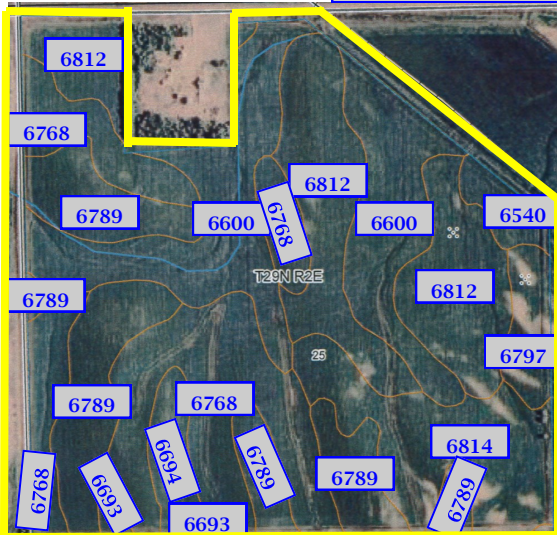
**LOCATION:** 3 miles Southeast of Coleridge, Nebraska.

**TAXES:** The 2015 taxes are \$6,443.86

**SOIL TYPES:**

- 6600 - Alcester silt loam;
- 6693/94 - Crofton-Nora complex;
- 6768 - Nora silty clay;
- 6812/14 - Moody silty clay loam;
- 6797 - Loretto loam;
- 6540 - Maskell loam

**SOIL MAP**



**Listing**

**DESCRIPTION:** Well cared for productive irrigated farm with newer 2012 7 tower Valley Pivot with electric well registered at 700 gal./min.

**FSA INFORMATION:** 136.01 acres of cropland with:

- 101.99 acres Corn base with 134 PLC yield
- 34.01 acres Bean base with 40 PLC yield

**TERMS OF SALE:**

1. **Cash Sale:** a 10% earnest deposit shall be due at the time of execution of the Purchase Agreement with the balance due at closing. Closing to take place within 30 days upon clear title through Title Insurance Binder. Cost split 50/50 between Buyer & Seller - Owner's Policy.
2. Possession shall take place at closing, subject to cash lease terms.
3. Sellers will pay all 2016 & prior Real Estate Taxes at time of closing.
4. All offers subject to Seller completing a 1031 Tax Deferred Exchange

*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.*

SALE CONDUCTED BY: **DON MILLER LAND CO., INC.**

(SELLER'S AGENTS)

**DONALD "CHRIS" MILLER**  
BROKER

HARTINGTON, NEBRASKA 68739

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**TOM GRUBE**  
SALESPERSON