

LAND AUCTION

160 ACRES of OUTSTANDING LAND
Syracuse / Otoe / Avoca

FRIDAY, FEBRUARY 3, 2012

~ DIRECTIONS ~

From Syracuse: 4 Miles North on Hwy. 50, then 3 Miles East to Otoe, then 2 Miles North
From Otoe: 2 Miles North
From Avoca: 2 1/2 Miles South

10:30 A.M.
Duncan Building
UNADILLA, NE

Corn ~ Soybean Land



Great Soil & Topography



~ FEATURES ~

TOP QUALITY • WYMORE • JUDSON
SOILS • NODAWAY - COLO • MORRILL (Less Than 1 Acre)

PRODUCTION • NEARLY ALL TILLABLE
• GREAT BASES & YIELDS

PRIME • NEAR HIGHWAY 50
LOCATION • NEAR CASS & OTOE COUNTY LINE
• NEAR AVOCA, OTOE, SYRACUSE

Terms

Legal Description: SE 1/4 - Section 12 - Township 9 - Range 11 - Otoe County, Nebraska.
Cash: 10% day of sale when signing purchase agreement, balance due at closing on March 15, 2012.

Title: Warranty Deed

Title Insurance: Seller & Buyer — 50/50.

Possession: Upon full payment March 15, 2012.

Selling: Subject to seller confirmation. Tenants right to 03-01-2013

Sale Day Announcements take precedence over all advertising & prior announcements.
Bernard Real Estate are agents of the seller.

ALVIN H. HILLMAN ESTATE

MARILYN BIERE ACH, TRUSTEE OF THE ALVIN H. HILLMAN REVOCABLE TRUST
JOHN J. HORAN, ATTORNEY FOR TRUSTEE - (402) 873-7888

BERNARD REAL ESTATE

Auctioneers: Ted Bernard — Jack Bernard, Brokers
402-274-3301 ~ 1202 J Street ~ Auburn, NE or visit us at www.bernardrealestate.net
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