

# LAND AUCTION

**IRRIGATED**

**Friday, November 9, 2007**

**1:00 P.M.**

**AUCTION LOCATION:** In St. Edward, NE, at the meeting room of the new fire station (East edge of St. Edward)

**LAND LOCATION:** From St. Edward approximately 6½ miles North to 270th St.; from Lindsay, 8 miles West to 330th Ave. then 1½ miles South; from Albion, approximately 7½ miles East on Highway 91 to 330th Ave., then 1½ miles South.

**General Information:** Good laying Eastern Boone County pivot irrigated quarter, 100% farmable. Once owned by the late Leonard and Audrey Cumming who have gifted it to the Immanuel Charitable Foundation of Omaha. This is an excellent opportunity for you to add a great farm to your operation or start with your first farm. Take a look then start plans to make it yours on November 9!

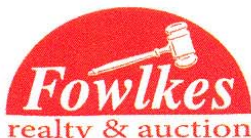
**PIVOT  
IRRIGATED  
160 ACRES  
(More or Less)**



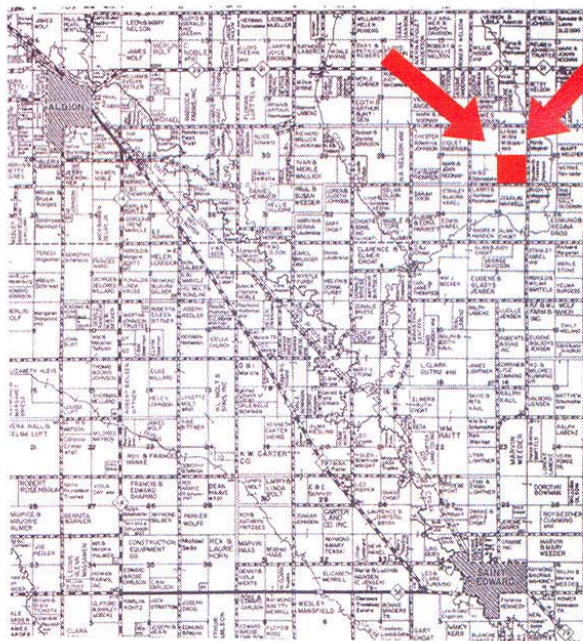
Auction conducted by:



315 West Church St.  
P.O. Box 69  
Albion, NE 68620  
(402) 395-2103



FOWLKES REALTY & AUCTION CO., INC.  
500 Hale Street • P.O. Box 471 •  
Newman Grove, NE 68758  
(402) 447-6113 or 1-800-275-5522



**Legal Description:** The SE¼ of Section 26, Township 20 North, Range 5, West of the Sixth P.M., Boone County, Nebraska.

**Irrigation Information:** Zimmatic 10 tower pivot system. The power unit is a Isuzu 6 cyl. diesel with generator and 1000 gal tank. The well, drilled in 1955, was test pumped to 1200 gallons per minute.

**FSA Information:** 157.3 cropland acres, 104.2 corn base acres, 53.1 soybean base acres.

**Tax Information:** Taxed as 160 acres, the 2006 taxes were \$3797.58.

**Soils Information:** Soils consist of Hord, Moody, Hobbs and Nora Silt Loams.

## Terms & Conditions

The terms are cash with a 10% earnest deposit immediately following the auction, (made payable to James A. Fehring, Attorney for the seller). Buyer(s) will be required to enter into purchase contracts calling for the balance of purchase price on or before December 10, 2007, the date of final closing. At closing buyer(s) will receive landlord possession and full possession on March 1, 2008, at the expiration of the current lease (unless earlier possession can be arranged between buyer and tenant).

Cost of title insurance will be divided equally between buyer and seller. Any base acres to which the property is entitled will pass to the buyer. Any and all improvements are being sold as-is with no warranty or guarantee.

Buyers are reminded this is a cash sale. Any needed financing must be arranged by purchaser prior to bidding, no bids will be accepted that are subject to financing.

The seller will be paying the 2007 taxes and the buyer paying the 2008 taxes in full. Schmadeke Inc., Real Estate and Fowlkes Realty & Auction Co. Inc. and their agents represent the seller as sellers agents.

# IMMANUEL CHARITABLE FOUNDATION OF OMAHA, OWNER

**James A. Fehring, Attorney for the Seller**