

FOR SALE –CEDAR COUNTY, NEBRASKA

88188 566 AVE, HARTINGTON, NE 68739



LEGAL DESCRIPTION:

Part of the Northwest Quarter of the Northwest Quarter Section Four (4), Township Thirty (30) North, Range Two (2) East, Cedar County, Nebraska containing 5.8+/- Acres

ADDRESS: 88188 566 Ave
Hartington, NE 68739

Bin Size: 2012 Sukup 220,000 bu.

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2012 Sukup 60,000 bu.

2012 Overhead bin 3,000 bu

2012 135' Leg 8000 bph

2012 135' Leg 3000 bph

2015 Dryer Double deck 1200 bph

2012 Conveyor 3k bph 150' leg

2012 Conveyor 8k bph 150' leg

2012 Catwalk 150'

2012 Tower 135'

2012 Discharge Transition (2) 10"

2012 Spouting Down 60' (2)

2012 12X70 70 ton State Certified electronic scale

Building Size: Scale House Building 24' X 26' 2012

Machine Shed 72' x 36' x 16'

Building 44' x 36' x 10'

Manufactured Home 16' x 76' 2017 model with on site living quarters 2 bed, 2 bath.

MARKETING: Private bid submittal with a possible invite auction. Initial bid submittal postmarked by **June 15, 2026** Call 1-800-992-1912 for bid submittal form and additional info. Seller reserves the right to accept or reject any or all bids.

Minimum Reserve Bid:
\$ 1,500,000.00

2025 RE Taxes: \$4,416.64

Lot Size: 5.80 +/- acres

Description: Large elevator with 500k +/- bushels storage with expansion possibility. State Certified Electronic scale. Thoughtfully designed for efficient operation.

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. This property is being sold subject to all easements, covenants, and restrictions on record.

Terms of Sale:

- 1) **Cash Sale:** a 5% earnest deposit shall be due with submitted offer.
- 2) Closing to take place on or before August 13, 2026 upon clear title through Title Insurance Binder, with cost split 50/50 between Buyer & Seller-(Owner's Policy only). Title shall be transferred by Warranty Deed, as per Insurance Binder.
- 3) Possession shall take place at time of closing.
- 4) 2026 Real Estate Taxes will be prorated to date of closing.
- 5) Initial Bids to be post marked no later than **June 15, 2026**. Submission to include letter of credit and 5% deposit check, made out to DON MILLER LAND CO INC TRUST. Sellers reserve the right to accept or reject any or all offers.
- 6) Private bid submittal due through **June 15, 2026** with possible invite auction.
- 7) All announcements day of private auction (if held) takes precedence over all print advertising.

EAST BOW ELEVATOR

SALE CONDUCTED BY: www.donmillerland.com

DON MILLER SELLER'S AGENT

HARTINGTON, NEBRASKA 68739 **LAND CO., INC.** 1-800-992-1912

DONALD "CHRIS" MILLER, BROKER
RANDY PATEFIELD, ASSOC. BROKER
AUSTIN CREAMER, SALESPERSON