



8 Parcels - 1,745 Acres

Anderson Farm

Laramie County & Kimball County
Pivot Irrigated & Dry Cropland - Small Feedlot

1:00 PM Tuesday, April 24, 2007 - Community Center, Pine Bluffs, Wyoming

Procedures

Anderson Farm auction is contingent upon receipt of the Minimum Bid for each separate parcel. The property is offered in 8 parcels, and Combination A for Parcels 2&3. Two rounds of bidding will occur, with additional rounds for the Combination. The Title Insurance Commitment, Purchase Agreement and Supplemental Brochure are available for your review prior to the auction.

Terms & Conditions

Terms - This cash sale requires 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of purchase price is payable in certified funds at Closing on or before May 8, 2007. **The Purchase Agreement will not be contingent on financing. If Purchaser fails to Close on the Closing date due to financing, Seller may declare the Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; at Seller's Option, Buyer shall pay interest at the rate of 12% from the date of scheduled Closing until the actual Closing.** Seller to convey title by Warranty Deed; Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company shared 50/50 by Seller/Purchaser. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to adequacy of water rights, water availability, irrigation & building improvements, or growing crops.

Possession - At Closing, including Landlord's share of any growing crops. Purchaser to assume any existing Multi-Peril crop insurance.

Taxes - 2006 real estate taxes paid by Seller; 2007 paid by Purchaser.

Reservations - Seller reserves: 1/2 non-participating royalty in OGM for 30 years; 1/2 Air Rights on SE1/4 Section 17-16-58 for 30 years.

Acreages - Reported acreages obtained from the USDA-FSA offices, and County Assessors. The Parcels sell without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions subject to existing fence/field boundaries.

USDA-FSA - Approximate Base Acres by Landowner Designation, will not be negotiated, subject to County FSA Committee approval.

Seller : Anderson Livestock

Information contained in this brochure has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents of Broker are acting as agent of the Seller.

Contact Broker for Supplemental Brochure

Listing Agents : Loren Johnson & Bruce Dodson

Duane McClain - Mike Polk - Jerry Weaver
Broker John Childears - North Platte, Nebraska

308 / 534 - 9240
North Platte, Nebraska

Kearney Office 308/234-4969

agriaffiliates.com

Parcel 1 : N1/2 Section 27-T16N-R60W; 320 taxed acres, 2006 taxes \$2,648: 244 pivot irrigated, 44 dry crop, 16.4 in tree CRP. Well Appropriation #6854 : drilled 1970, 265.2 acres, 750 gpm at drilling; Lockwood pivot, plus U-Matic pivot with Zimmatic conversion, electric 125 hp well motor. N1/2 Lockwood pivot in winter wheat, S1/2 cornstalks; N1/2 U-Matic wheat stubble, S1/2 in alfalfa. FSA bases : Wheat 147.2 acres @ 34 bu; Oats 5.5 @ 50; Corn 48.9 @ 102; Barley 21.2 @ 41 bu. Electric submersible livestock well. **Minimum Bid - \$ 214,000**

Parcel 2 : W1/2 Section 26-T16N-R60W; 302 taxed acres, 2006 taxes \$321: 292.5 acres dry cropland. 146 acres in growing wheat, balance stubble. FSA bases : Wheat 148.5 acres @ 30 bu; Oats 5.4 @ 50; Barley 21.5 @ 41 bu. **Minimum Bid - \$ 103,000**

Parcel 3 : Part of Lots 1&2, Lots 3&4 in Section 26-T16N-R59W. 171 taxed acres, 2006 taxes \$496: 167 acres dry cropland. All in stubble. FSA bases : Wheat 113.3 acres @ 29 bu; Oats 7.6 @ 50; Barley 37.0 @ 41 bu. **Minimum Bid - \$ 47,000**

473 Acres Combination A = Parcels 2 & 3 = \$150,000

Parcel 4 : SW1/4 Section 13-T16N-R59W; 163 taxed acres, 2006 taxes \$589: 156.2 acres dry cropland. S1/2 has 83 acres growing wheat; N1/2 sprayed with Atrazine. FSA bases : Wheat 105.5 acres @ 29 bu; Oats 7.2 @ 50; Barley 34.4 @ 41 bu. **Minimum Bid - \$ 35,000**

Parcel 5 : SE1/4 Section 17-T16N-R58W; 158 taxed acres, 2006 taxes \$446: 158 dry cropland. All in growing wheat. FSA Bases: Wheat 79.4 acres @ 30 bu.; Oats 2.9 acres @ 50; Barley 11.5 @ 41 bu. **Minimum Bid - \$ 35,000**

Parcel 6 : E1/2 except a tract to be surveyed, Section 19-T14N-R60W; 306 taxed acres, 2006 taxes \$3,000: 190.8 pivot irrigated, 38.6 dry crop, 14.1 tree CRP, 21 range, 41.8 in feedlot, roads, waste. Surveyed tract is 13.6 acres reserved in house site. Well appropriations include :

#50 1940 @ 600gpm for 79.4 acres
#49 1941 @ 450gpm for 79.0 acres
#49 1962 @ 900gpm for 171.1 acres
#2369 1968 @ 1,000gpm for 135.4 acres
#24685 1976 @ 350gpm for 79.4 acres

Northeast is Zimmatic pivot; southeast is Lockwood pivot; northwest well is electric submersible; middle well electric submersible; SWSW is 100 hp electric; SESE is submersible. Growing wheat includes 83 acres irrigated, 31 dryland. FSA Bases : Wheat 124 acres @ 34 bu; Corn 65.9 @ 102. Feeding pens have 1,346' concrete bunk, pipe & cable, 10' aprons; 250' concrete bunk in open pens; Ritchie energy free automatic waterers. (Owner rated at 700 head warm up feeding.) Feed Center has 38,000 bu grain storage, 350 bph roller mill, dump pit, bunker silo, 40x60 storage building. House is 2 bedroom, 1 bath, full basement. The domestic well serves house & south pens. (Well for reserved house includes domestic well currently serving north pens, but full reserved.) **Minimum Bid - \$ 152,500**

Parcel 7 : SW1/4 except a surveyed tract Section 19, plus a surveyed tract in N1/2NW1/4 Sec 30-T14N-R60W; 170 taxed acres, 2006 taxes \$200 : 147.3 acres dry cropland. 72 acres growing wheat. FSA Bases : Wheat 87.6 acres @ 34 bu; Oats 7.8 @ 50; Barley 30.7 @ 41 bu. **Minimum Bid - \$ 46,500**

Parcel 8 : SE1/4 except surveyed tracts Section 10-T14N-R60W; 145.6 taxed acres, 2006 taxes \$852 : 126.3 pivot irrigated, 2.4 tree CRP, 16.9 range, road, other. Well Appropriation #315 : drilled 1960, 149.8 acres, 1,200 gpm at drilling; Zimmatic pivot, 30 hp well motor. N1/2 sunflower stubble, S1/2 alfalfa. FSA bases : Wheat 67.1 acres @ 34 bu; Oats 2.4 @ 50; Corn 24.47 @ 102; Barley 9.7 @ 41 bu. **Minimum Bid - \$ 76,000**



AGRI AFFILIATES, INC.

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