



# Dawson/Custer County

## **ELEAMO Farm**

### Absolute Auction - 2 Parcels

**1 PM Tuesday, November 15, 2011**  
**Walker's Steak House, Gothenburg, Nebraska**

This is an Absolute Auction, offered in 2 Parcels and as a Total Unit. The Title Insurance Commitment, and Purchase Agreement are available from Agri Affiliates for your review. ELEAMO Farm includes an abundance of wildlife: deer, turkey, pheasant & quail.

#### Terms & Conditions

**Terms** - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before January 12, 2012. **There is no contingency for financing.** 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/Buyer. 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 or building improvements.

**Possession** - At Closing, subject to Farm Lease until March 1, 2012; reserving Tenant's right to remove personal property.

**Taxes** - 2011 real estate taxes paid by Seller; all 2012 paid by Buyer.

**Minerals** - 1/2 Owned Oil, Gas, and Minerals reserved by Seller.

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

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

**Central Platte** - ELEAMO Farm is located in the CPNRD, subject to any rules and regulations of the NRD.

**Seller : ELEAMO, LLC**  
**The Anderson Family**

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 Buyers 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. All maps are approximations only, to be used as a general guideline, not intended as survey accurate.

**Listing Agent : Mike Polk 539-4446**

**Bruce Dodson - Loren Johnson - Jerry Weaver**  
**Broker John Childears - Tony Eggleston Appraiser**

**308 / 534 - 9240**

**Kearney Office 308/234-4969**

**[www.agriaffiliates.com](http://www.agriaffiliates.com)**



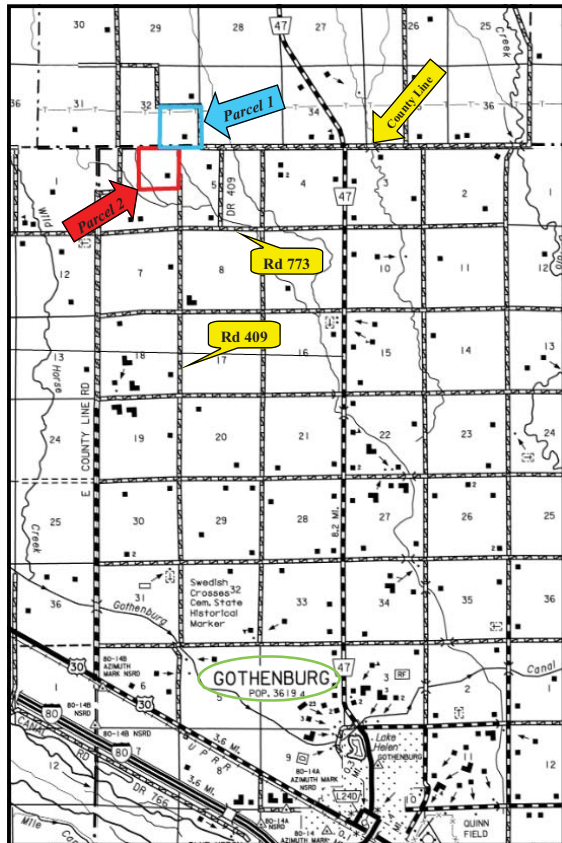
**AGRI AFFILIATES, INC.**

*...Providing Farm - Ranch Real Estate Services...*

**Parcel 1** : SE¼ Section 32-T13N-R25W, Custer County, Nebraska. 160 taxed acres, 2010 taxes \$2,941 : 95.5 acres irrigated, balance rangeland. Well G-061123 : drilled 1978 to 468 ft, 123 static, 180 pumping, 1,200 gpm at drilling; US Electric Motor, Sargent Pump, underground pipe. 92.6 NRD Certified irrigated acres. Steel frame, steel building, with full concrete floor; 2 grain bins, submersible well with hydrants. FSA Corn Base 90 acres @ 125 direct, 155 cc. Excellent Hall & Hord silt loams, Class 1 soils.

**Parcel 2** : NE¼ Section 6-T12N-R25W, Dawson County, Nebraska. 160 taxed acres, 2010 taxes \$5,329 : 100 acres irrigated, balance rangeland. Well A-007362 : drilled 1987 to 215 ft, 120 static, 165 pumping, 900 gpm at drilling; US Electric Motor, WLR Pump, underground pipe. 98.3 NRD Certified irrigated acres. 3 grain bins, detached garage, sheds. FSA Corn Base 80 acres @ 125 direct, 155 cc. Hord silt loam, Class 1 soils. House : 4 bedroom, 2 bath; kitchen, living, family rooms; central air, natural gas heat; new roof in 2010; submersible well.

**Total Unit - Parcels 1 & 2**





# AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services ...

PO Box 1166 North Platte NE 69103 308 / 534 - 9240

**Farm & Ranch Management, Appraisals, Real Estate Sales**

Pr-Srt Std  
U.S. Postage  
PAID  
Permit No. 10  
Ogallala, NE

## The Contract

When two people meet an agreement made,  
the terms of the deal the plans are laid.  
Each one gives their seal by the grip of their hand,  
on their word of honor they take their stand.

These days there are contracts all written out,  
so there is nothing to dispute about.  
But if a person won't stand on their word understood,  
A piece of paper won't make it good.

Shahab



[www.agriaffiliates.com](http://www.agriaffiliates.com)

