

# 2 Real Estate Auctions :

## **Allen Farm** + **Green Farm**

Hayes County, Nebraska - Pivot Irrigated, Dry Cropland, Rangeland  
1 PM Thursday February 28, 2008 - Fairgrounds Building in Hayes Center

### Procedures

This auction includes 2 separate properties in Hayes County, both contingent upon receipt of the Minimum Bids, and both offered in parcels and combinations. All parcels of a property must sell, or none sell. Two rounds of bidding will occur, with additional rounds for the Combinations. Title Insurance Commitment, Purchase Agreement and Supplemental Brochures are available for your review.

### 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 March 27, 2008. **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 equipment or building improvements.

**Survey** - If parcels sell separately, Seller to pay for survey costs to obtain legal description only, without regard to exact acres.

**Possession** - At Closing.

**Taxes** - 2007 real estate taxes paid by Seller; all 2008 by Purchaser. Occupation Tax \$7 per irrigated acre.

**Minerals** - 1/2 Owned Oil, Gas, and Mineral rights pass to Purchaser.

**Acreages** - Reported acreages were obtained from Hayes County 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.

**Sellers : Donald & Carol Hopp,  
Roger & Deborah Sieck**

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.

**Listing Agents : Mike Polk & Loren Johnson**

**Duane McClain - Bruce Dodson - Jerry Weaver  
Broker John Childears - Tony Eggleston Appraiser**

**308 / 534 - 9240**

**Kearney Office 308/234-4969**

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

**Contact Broker for Supplemental Brochure**



**AGRI AFFILIATES, INC.**  
...Providing Farm - Ranch Real Estate Services...

### Allen Farm

**Parcel 1** : Part S $\frac{1}{2}$  Section 29, Part N $\frac{1}{2}$  Section 32-T5N-R32W; 248 taxed acres : 184.5 pivot irrigated, 21 dry crop, 43 winter range. Well G-052361 : drilled 1976, set at 650 gpm at drilling from 350 foot; Well G-052362 : drilled 1976, set at 640 gpm from 340 foot; 2 Valley corner pivots - low pressure; 1 Case & 1 Detroit V8 engine, 2 fuel tanks, 2 Randolph gears, 2 Simmons 300 pumps, two 10KW generators. 188.2 Middle Republican NRD Certified Irrigated Acres, 13 inch carry-over.  
**Minimum Bid - \$ 310,000**

**Parcel 2** : Part S $\frac{1}{2}$  Section 29, Part E $\frac{1}{2}$  Section 32-T5N-R32W; 352.5 taxed acres : 259 pivot irrigated, 83 dry crop, 10.5 winter range. Well G-031570 : drilled 1976, set at 750 gpm at drilling from 370 foot; Well G-048159 : drilled 1976, set at 900 gpm from 389 foot; 1 Valley pivot, 2004 - low pressure; 1 Zimmatic pivot with 2004 Valley controls; one Caterpillar & one Cummins diesel engine; 3 fuel tanks, 2 Randolph gears, 2 Western Land Roller pumps, electricity for pivots. 275 Middle Republican NRD Certified Irrigated Acres, 13 inch carry-over.  
**Minimum Bid - \$ 440,000**

**Combined Parcel 1 & 2** : Total FSA Bases : Corn 388 acres @ 132 bu; Wheat 84.8 acres @ 47 bu; Soybeans 42.6 acres @ 34 bu; and Grain Sorghum 9.6 acres @ 83 bu. FSA will divide Bases to each parcel by cropland ratio. 2007 Taxes : Total taxes \$8,123.

**600.5 Acres Combination A - Parcels 1 & 2 - \$ 750,000**

### Green Farm

**Parcel 1** : Part S $\frac{1}{2}$ S $\frac{1}{2}$  Section 28, all Section 29, all Section 32 except tracts, and part NW $\frac{1}{4}$  Section 33-T6N-R33W; 1,155 taxed acres : 429 pivot irrigated, 142 dry crop, 584 range. Well G-106460 : drilled 2000, set at 800 gpm at drilling from 330 foot. Well G-031359 : drilled 1969, produced 1,742 gpm from 320 foot. Well G-045517 : drilled 1975, produced 1,542 gpm at drilling from 278 foot. 6 center pivots from 3 wells. 530 Middle Republican NRD Certified Irrigated Acres, carry over 246 acres at 10.9 inches; 133 at 13; and 151 at 11.6. Livestock water by 2 submersible wells, 1 windmill. FSA Bases : Corn 222.8 acres @ 113 bu; Wheat 27.5 acres @ 38 bu; Grain Sorghum 52.4 acres @ 77 bu; Barley 2.9 acres @ 35 bu; Soybeans 33.3 acres @ 28 bu. Please contact Broker for information on EQIP Program.

**Minimum Bid - \$ 888,000**

**Parcel 2** : Part SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 27, part S $\frac{1}{2}$ S $\frac{1}{2}$  Section 28, part E $\frac{1}{2}$ SE $\frac{1}{4}$  Section 32, all Section 33 except tract in Parcel 1, part W $\frac{1}{2}$ W $\frac{1}{2}$  Section 34-T6N-R33W; 940 taxed acres : 78 dry crop, 820 range, 34 CRP, 8 road/site. CRP contract #173E payment \$1,020 annually through 10/30/09. Livestock water by 2 submersible wells, 1 windmill. FSA Bases : Wheat 44 acres @ 38 bu. An improvement site at the county road includes utilities.

**Minimum Bid - \$ 365,000**

**Parcel 3** : Part of S $\frac{1}{2}$  Section 27, part W $\frac{1}{2}$  Section 34, both east of the county road-T6N-R33W. 264 taxed acres : 38 dry crop, 228 range. Livestock water by submersible well and well with electric pump jack. FSA Bases : Wheat 21 acres @ 38 bu.

**Minimum Bid - \$ 97,000**

**2,359 Acres Combination B - Parcels 1, 2, 3 - \$ 1,350,000**

