

# REAL ESTATE AUCTION

## 480 ACRES MEADOW / PASTURE

### WITH IMPROVEMENT SITE

#### Holt County, Nebraska

### To be offered as One Unit and in Two (2) Parcels

**2:00 PM Thursday, May 31, 2007 - Atkinson Community Center  
206 West Highway 20, Atkinson, Nebraska**

#### Procedures

Engler Farm auction is contingent upon receipt of the Minimum Bid of \$295,000. The property will be offered in 2 parcels, and as a Combination. Two rounds of bidding will occur, with additional rounds for the Combination. The Title Insurance Commitment, Purchase Agreement, Property Condition Disclosure and Lead Paint Disclosure Statement are available for your review prior to the auction.

#### Terms & Conditions

**Terms** - This is a cash sale with 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 June 12, 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, building improvements, or growing crops.

**Possession** - Full possession of property will be given at Closing.

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

**Mineral** - All owned oil, gas, and mineral rights pass to purchaser.

**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.

**Seller : Dennis Engler &**

**Charles E. Matthews, III Public Administrator/  
Public Guardian County of San Diego, Conservator  
for the person and estate of Ernest Andrew Engler**

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.

**Conducted by:**



**AGRI AFFILIATES, INC.**

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

**Kearney, Nebraska Office**

**(308) 234-4969**

**North Platte, NE Office**

**(308) 534-9240**

**Listing Agents - Bart Woodward, Mike Polk**

**Bryan Danburg, Jerry Weaver**

**Broker - John Childears**

**agriaffiliates.com**



#### Property Description

**Parcel 1** : Located 9 miles south and 8 miles west of Atkinson, NE. (Located on the corner of 468 Avenue and 867 Road)

**Legal Description** - S1/2 Section 13-T28N-R16W of the 6th P.M., Holt County, Nebraska; subject to an access easement reserved for Parcel 2.

**Farm Description** - 320.0 taxed/assessed acres. Farm consist of sub-irrigated pasture/meadow with building improvements.

**Building Improvements** - 1,328 sq.ft. ranch style house with an attached 876 sq.ft. two car garage. Heat is provided by a propane stove, and wood stove. Personal property includes 500 gallon propane tank, refrigerator, dishwasher, electric range, window air conditioner and three ceiling fans. Additional building improvements include a barn, granary, and miscellaneous out buildings.

**Livestock Water** - Four flowing wells, with four additional wells at the building site : two jet pumps, a centrifugal pump, and a submersible.

**Soils** - Consist primarily of Elsmere - Ipague loamy fine sands, with lesser amounts of Elsmere/Selia loamy fine sands, Els-Ipague complex, and Els loamy sand. Slopes range from 0-3%.

**Real Estate Taxes** - 2006 Real Estate Taxes \$2,818.46

**Parcel 2** : Located 9 miles south and 9 miles west of Atkinson. Access is obtained through Parcel #1 and through an adjoining property.

**Legal Description** - N1/2NW1/4; SE1/4NW1/4; NE1/4SW1/4 Section 14-T28N-R16W of the 6th P.M., Holt County, Nebraska; together with an access easement reserved across Parcel 1.

**Farm Description** - 160.0 taxed/assessed acres. Farm consist of sub-irrigated and sandy pasture.

**Livestock Water** - Provided by a well equipped with windmill and tank.

**Soils** - Consist of Valentine - Els complex, Els-Ipague complex, Els loamy sand, and Tryon loamy fine sand. Slopes range from 0-9%.

**Real Estate Taxes** - 2006 Real Estate Taxes \$714.18

**Comments** - This is a productive farm which has had a historic use of 50 cow/calf pairs for the summer, with 600 ton of hay production. Property also offers recreational amenities such as hunting. Farm is home to numerous deer and turkey.

