

Johnson Farm

Real Estate Auction

54.5 Acres Platte Valley - Gravity Irrigated - Hershey, Nebraska

1 PM Wednesday February 29, 2012 - Holiday Inn Express in North Platte

Excellent soils, Platte Valley Irrigation Ditch, Borders US#30

Procedures

Johnson Farm sells as 1 parcel of gravity irrigated farmland. This is a Cash Sale, with no contingencies. Seller reserves the right to reject all bids. Purchase Agreement, Title Insurance Commitment, and supplemental information is available from Agri Affiliates prior to the auction.

Terms & Conditions

Terms - This Cash Sale requires a 15% earnest deposit with signing of the Purchase Agreement immediately following the auction. Balance of the Purchase Price is payable in certified funds at Closing on or before March 15, 2012. Seller will convey title by Special Warranty Deed, with Title Insurance evidencing merchantable title. Cost of the Title Insurance and Closing Protection Letter by the Title Company to be shared 50/50 by Seller/Purchaser. The 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, or building improvements.

Possession - Full possession given at Closing.

Taxes - 2011 real estate taxes \$1,400 paid by Seller; 2012 by Purchaser. Platte Valley Irrigation Ditch water charges = \$13 per acre, or \$728.

Minerals - All owned oil, gas, mineral rights pass to the Purchaser.

Acres - Reported acres were obtained from Lincoln County Assessor, and USDA-FSA. The property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence and field boundaries.

USDA-FSA - The property sells including all existing FSA Bases, and subject to final approval by the County FSA Committee.

NRD - Johnson Farm is located in the Twin Platte Natural Resources District, and subject to all rules and regulations.

Seller : Bruce & Barbara Johnson

Listing Agent : Loren Johnson 308/539-4452

Mike Polk - Bruce Dodson - Jerry Weaver

Appraiser Tony Eggleston

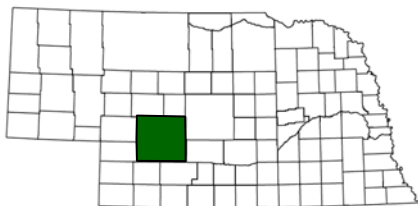
Broker John Childears - North Platte, NE

308/534-9240

www.agriaffiliates.com

Kearney Office 308/234-4969 Bart Woodward

Brochure information 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.



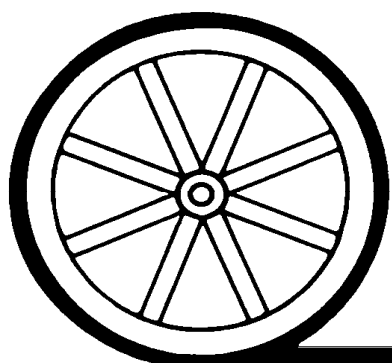
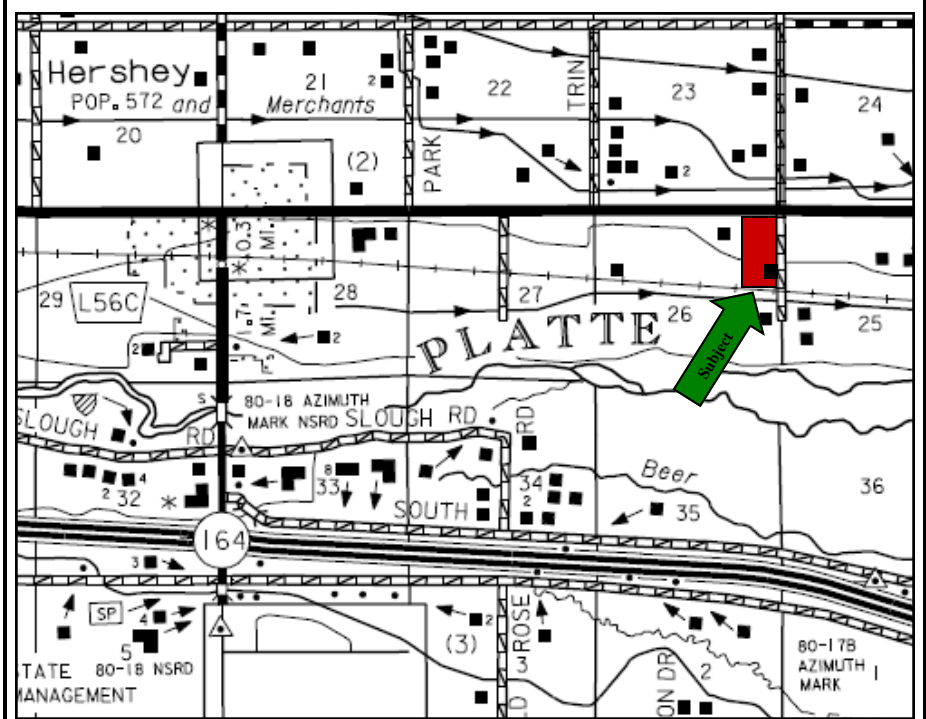
Johnson Farm - Gravity Irrigated Cropland

The property is located on the south side of US#30, three miles east of Hershey, Nebraska. Excellent soils, terrain, and productivity.

Johnson Farm - is part of the E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 26-T14N-R32W of the 6th PM, lying north of the Union Pacific Railroad right-of-way; except for 1.5 acre building improvement site. Bordered on the north by US#30, on the east by good county gravel road.

Taxed by Lincoln County as 54.5 acres, with 55.19 acres FSA cropland. 2011 real estate taxes \$1,400; Platte Valley Ditch irrigation water \$715. FSA bases : 38.9 acres corn at 131 bu; 13.7 acres soybeans at 46 bu. Has excellent soils : 50% Caruso loam, Class I; 40% Alda soils, Class III.

The building site is excluded from this sale.



AGRI AFFILIATES, INC.

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

