

Kramer Farm

SOLD

Real Estate Auction - December 9, 2010

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**Center Pivot Irrigated, Dry Cropland, Building Improvements
4 miles south of Wallace, Class I&II soils, 108 ft pumping level**

1 PM Central, Thursday December 9, 2010 - Wallace Legion Hall, in Wallace, Nebraska

Procedures

Kramer Farm is offered in two Parcels and as a Total Unit, based on a \$300,000 Minimum Bid. Placement of that bid converts the sale to an Absolute Auction. Purchase Agreement, Title Insurance Commitment, and Supplemental Brochure are available from Agri Affiliates for your review prior to the auction.

Terms & Conditions

Terms - Cash sale requires 15% Earnest Deposit at signing of Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before December 30, 2010. **Purchase Agreement will not be contingent upon financing. If Purchaser fails to Close on Closing date due to financing, Seller may a) declare Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; or b) Purchaser shall pay interest at the rate of 12% from the date of Closing until actual closing.** Seller to convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of Title Insurance and a Closing Protection Letter to be shared 50/50 by Seller/Purchaser. Property sells free & clear of all liens, subject to easements, rights-of-way, zoning, and restrictions of record. Property sells in as-is condition. No warranty is expressed or implied as to the adequacy of water rights, water availability, irrigation equipment, or building improvements.

Possession - at Closing; reserving buildings until March 15, 2011.

Taxes - 2010 real estate taxes paid by Seller; 2011 by Purchaser.

Minerals - 50% of Owned oil, gas, mineral rights pass to Purchaser.

Acreage - Reported acres were obtained from Lincoln County Assessor, and USDA-FSA records. No warranty is expressed or implied as to exact acres. Legal description subject to existing fence/field boundaries.

USDA-FSA - All associated Base Acres pass to Purchaser.

NRD - Kramer Farm is located in Middle Republican NRD and subject to any controls or regulations of that district.

Seller : Kramer Farm

Contact Broker for Supplemental Brochure

Listing Agent : Loren Johnson 308/539-4452

Mike Polk - Duane McClain

Bruce Dodson - Jerry Weaver

Appraiser Tony Eggleston

Broker John Childears - North Platte, NE

308/534-9240

Gering Office 308/633-5505 Jerry Sloan

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 will take precedence over printed or oral statements. All maps are provided as approximations only, to be used as a general guideline, and not intended as survey accurate. Agri Affiliates, Inc. and all agents of Broker are acting as Agent of the Seller.

Kramer Farm

... is a combination of pivot irrigated and dryland cropland, with building improvements 4 miles south of Wallace, Nebraska on Morning View Road. The site includes mail and school bus service. Wallace is a small but excellent rural community in southwest Nebraska, served by good state highways just south of I-80. The Lincoln County seat of North Platte provides excellent goods, services, markets and medical facilities.

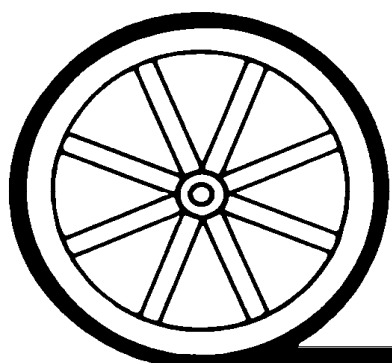
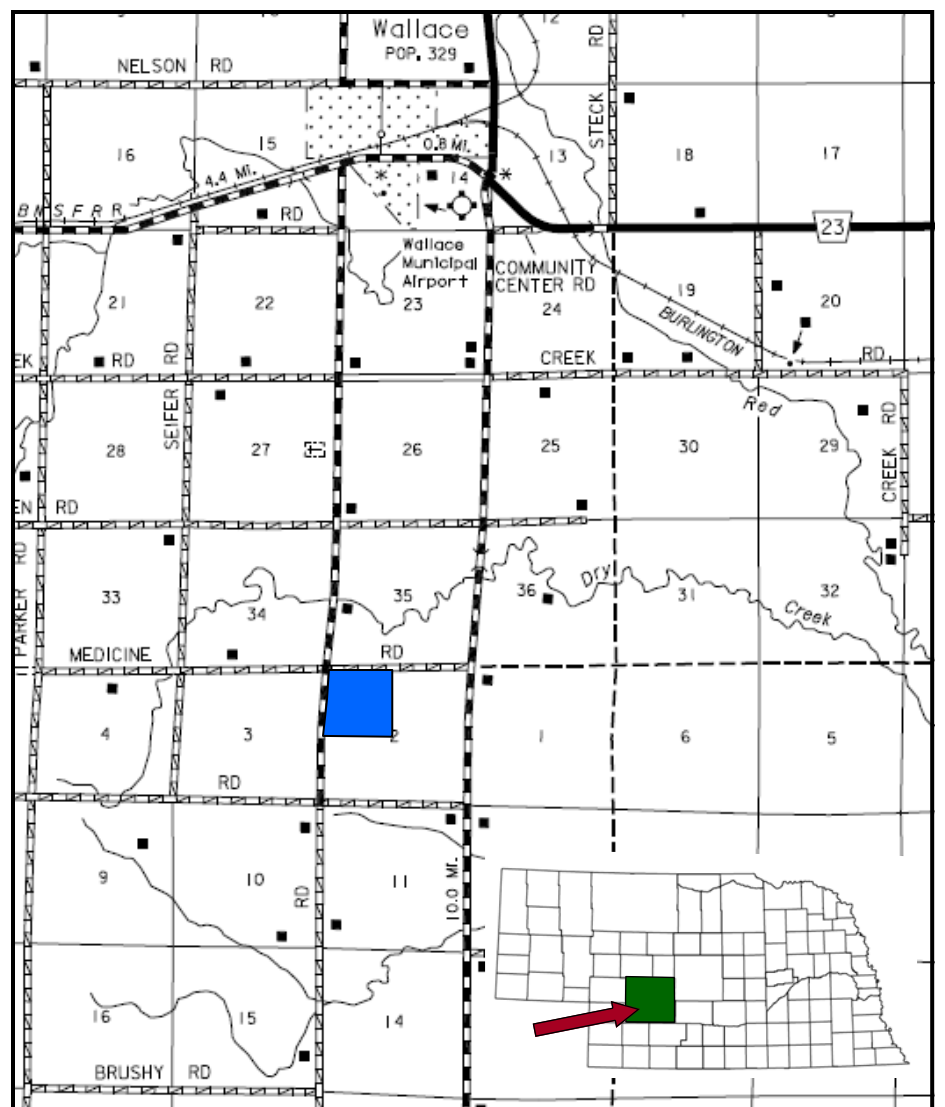
Kramer Farm - NW1/4 Section 2-T9N-R34W, Lincoln County, NE. Taxed as 149 acres; 2009 real estate taxes \$2,920. With 92 acres pivot irrigated by a T&L system; electric submersible well motor. Irrigation well registration G-109259 drilled in 2001: depth 420ft, static 85ft, with 600 gpm pumping from 108ft at drilling. Soils primarily Hord, Holdrege silt loams 0-3% slope (Class I&II irrigated; II dryland). 37 acres corners and 20 acres site/roads. The site includes a submersible well G-126079 drilled in 2004. Home 1,112 sqft; barn, granary, and garage.

Minimum Bid Total Unit \$300,000

Parcel 1 - Approximately 44 acres west of the center pivot, including 24 acres dryland corners, 20 acres site/roads, with building improvements.

Parcel 2 - Approximately 105 acres pivot and east corners, including 92 acres pivot irrigated, 13 acres dryland corners.

If parcels sell separately, Seller will provide a survey of the parcels just west of the pivot arc - for legal description only without regard to acres.



AGRI AFFILIATES, INC.

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



Parcel 1

Parcel 2

