

Real Estate Auction!

White Dryland Farm

SOLD

Located 7 miles southeast of Curtis, Nebraska - 2 miles northeast of Stockville

Absolute Auction 1 Parcel of 208 Acres

1 PM Wednesday, May 25, 2011 at Curtis Memorial Community Center

Procedures

White Dryland Farm is offered as a single parcel at Absolute Auction! **Eugene & Muriel Campbell hold a first right of option on this real estate from the Owners. It allows the Campbells to match an Offer to Purchase from a Third Party, and must be honored in this auction.** The Purchase Agreement, Supplemental Brochure, and Title Insurance Commitment are available for your review from Agri Affiliates.

Terms & Conditions

Terms - Cash sale requires 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 June 21, 2011. **Purchase Agreement is not contingent on financing; if Purchaser fails to close by the Closing date due to financing, Seller may declare the Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; or at Seller's Option, Buyer shall pay interest on Purchase Price at 12% from the date of scheduled Closing until actual Closing.** Seller to convey title by Personal Representative & Trustee Deeds; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and the Closing Protection Letter 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 the adequacy of any portion of the property, for any purpose.

Possession - At Closing, subject to 2011 farm lease payable to Purchaser.

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

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

Acreages - Estimated acreages by parcel were obtained from Frontier County USDA-FSA office, and County Assessor. Property sells without regard to acres. No warranty is expressed or implied as to exact acres. All legal descriptions are subject to existing fence/field boundaries.

USDA-FSA - This property sells with all FSA Base Acres included.

NRD - The Farm is in the Middle Republican Natural Resource District; and is subject to any rules & regulations of that district.

Seller : Wilma White, Marvin Hansen POA

Listing Agent : Bruce Dodson 308/539-4455

Loren Johnson - Mike Polk - Duane McClain - Jerry Weaver

Appraiser - Tony Eggleston

Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Kearney Office 308/234-4969 Bart Woodward

Kent Richter - Bryan Danburg - Dave Frost

Information in the brochures 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 agents of Broker are acting as Agent of the Seller.

Need an Appraisal ?

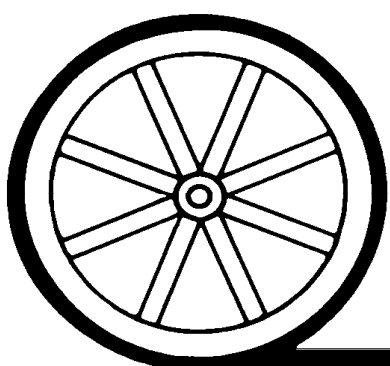
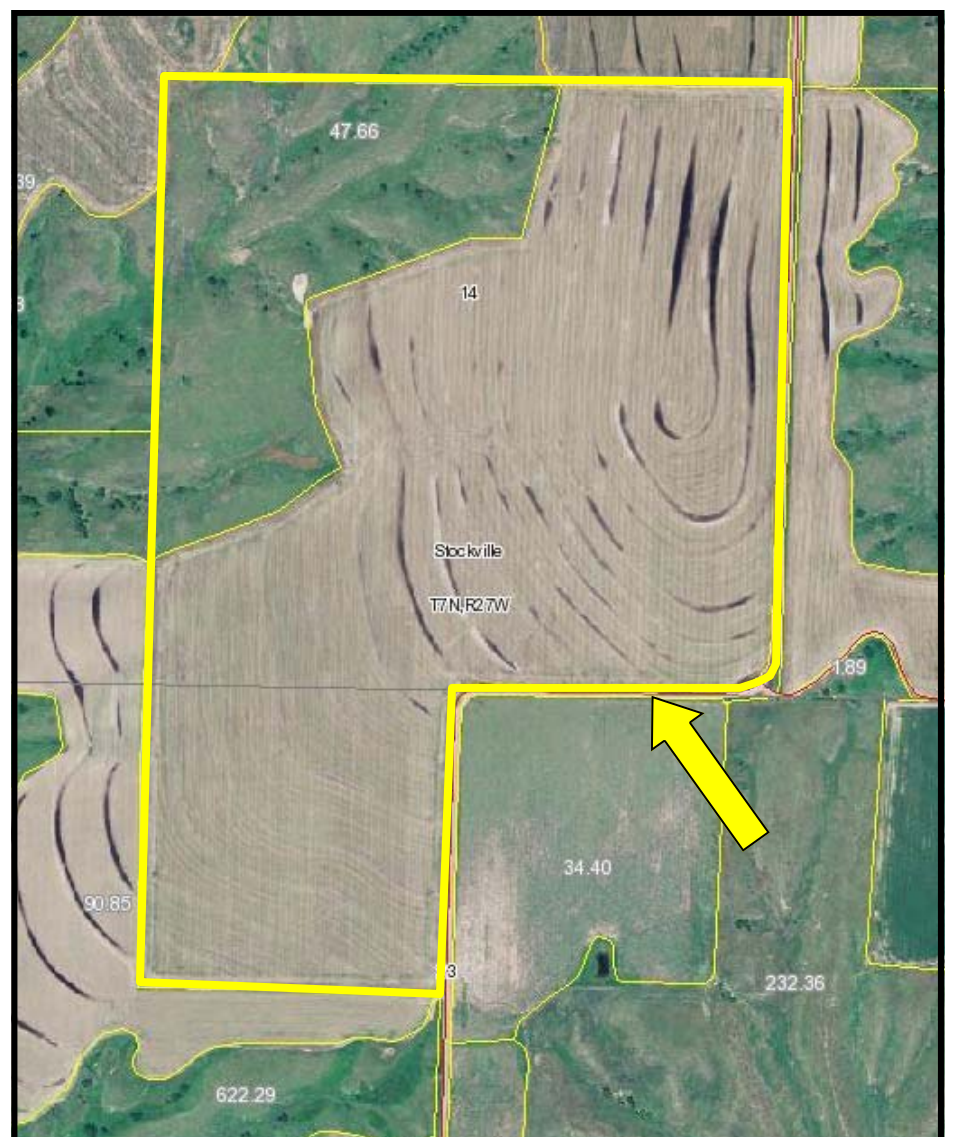
Need Property Management ?

Please give us a call to discuss your needs !

White Farm in T7N-R27W, Frontier County, Nebraska

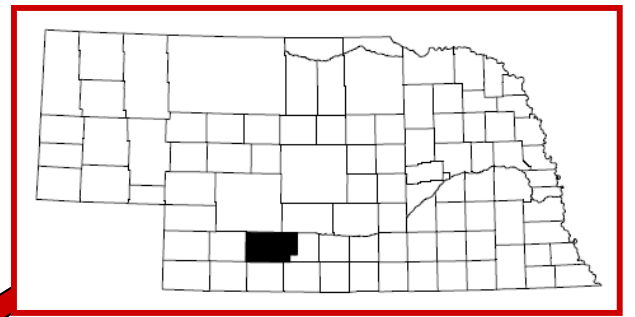
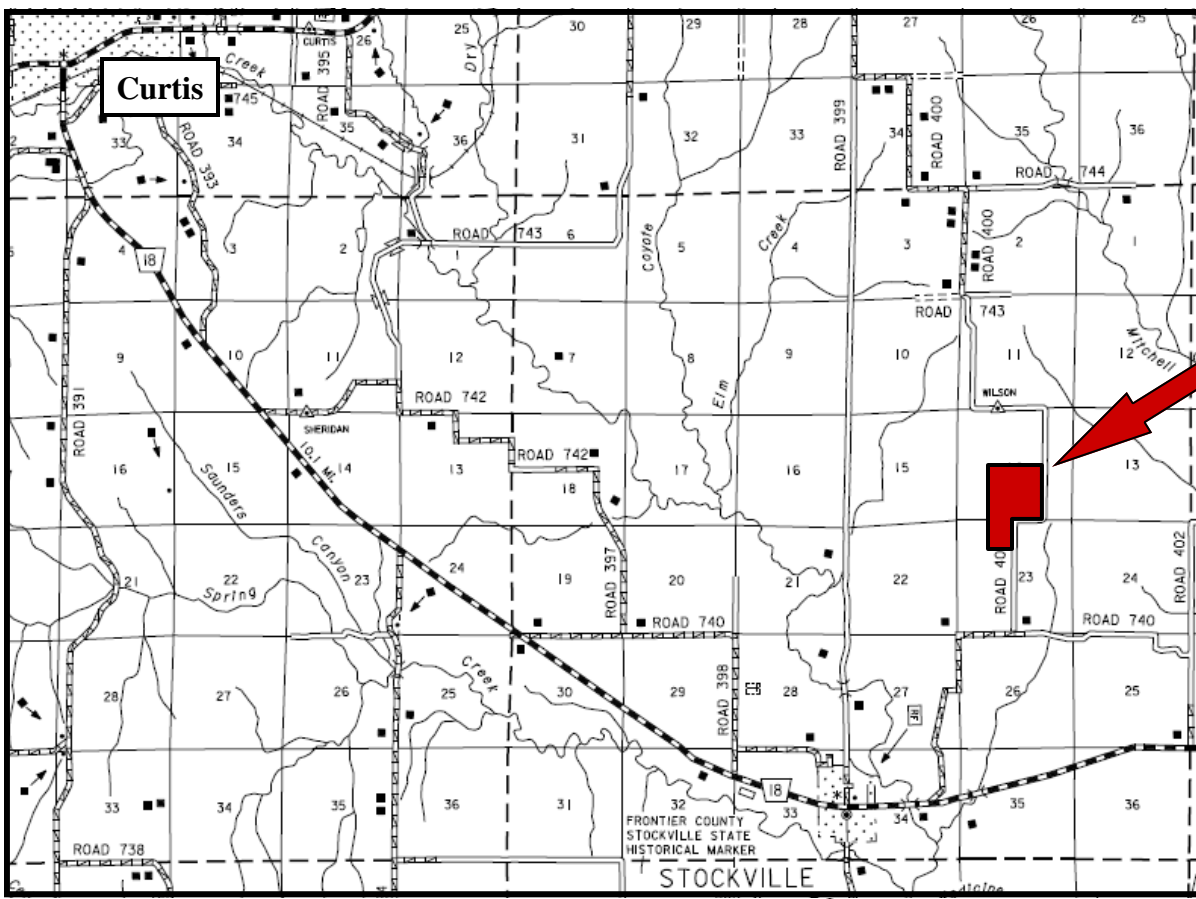
... has excellent access & location, 1 mile east and 2 north of Stockville on Road 400. Primarily terraced dryland cropland with rangeland corner.

Parcel 1: W1/2SE1/4, E1/2SW1/4 Section 14; NE1/4NW1/4 Section 23. 208 taxed acres; 2010 real estate taxes \$1,506. Excellent cropland soils are 99% Class II, including Hall & Holdrege silt loams. 156.6 cropland and 48 rangeland acres fenced separate; condition of windmill unknown.



AGRI AFFILIATES, INC.

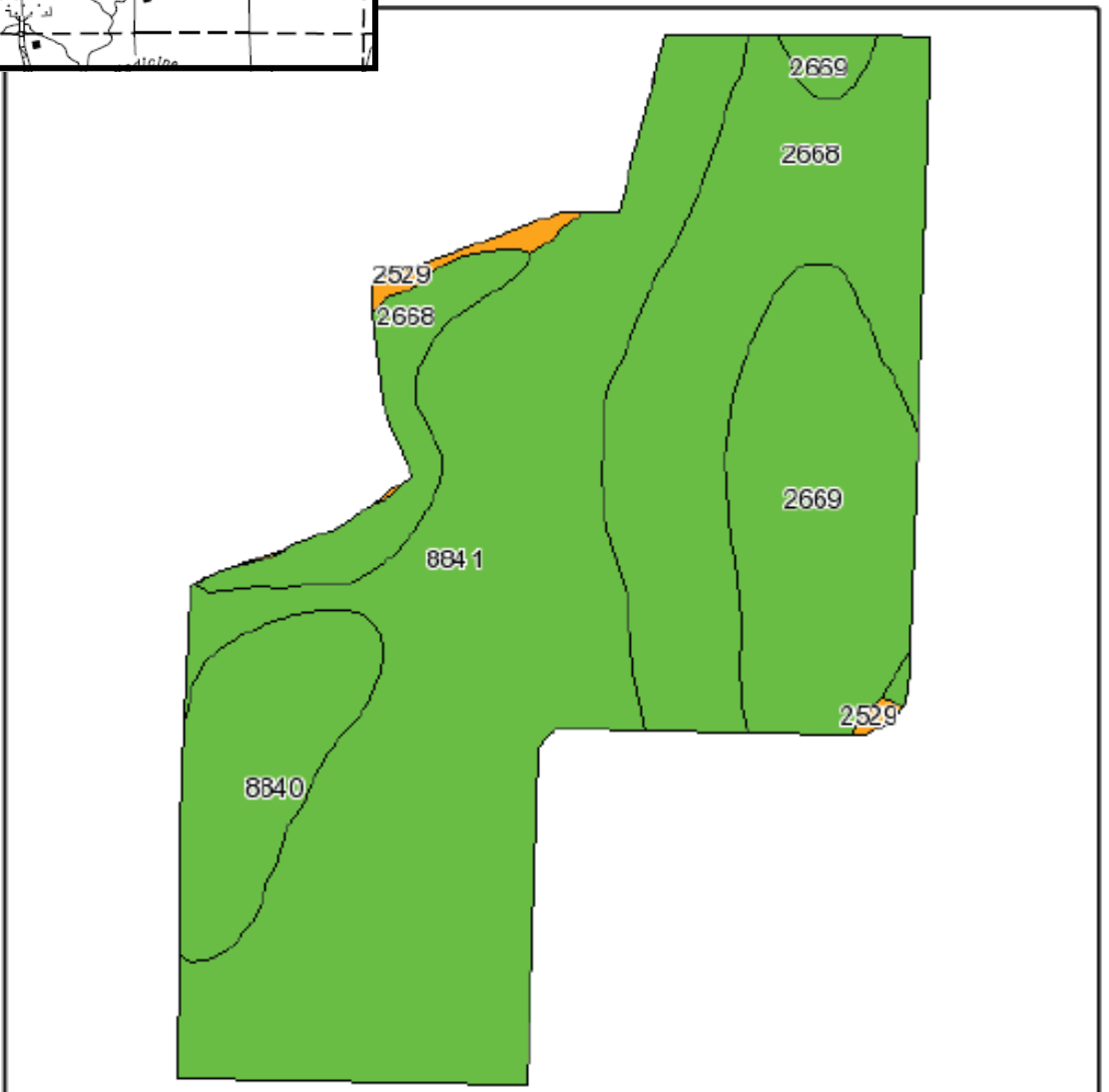
... Providing Farm - Ranch Real Estate Services. ...



Location Map
White Dryland Farm
 Road 400
 Frontier County

Soils Map & Legend

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class |
|------|---|-------|------------------|----------------------|---------------|
| 8841 | Hall silt loam, 1 to 3 percent slopes | 73.4 | 47.0% | | Ile |
| 2668 | Holdrege silt loam, 1 to 3 percent slopes | 42.6 | 27.2% | | Ile |
| 2669 | Holdrege silt loam, 1 to 3 percent slopes, eroded | 24.9 | 15.9% | | Ile |
| 8840 | Hall silt loam, 0 to 1 percent slopes | 13.8 | 8.8% | | Ilc |
| 2529 | Coly and Uly silt loams, 11 to 30 percent slopes | 1.6 | 1.0% | | Vle |



Outstanding Cropland Soils & Terrain

Hunting Possibilities

