

1,480 ac. Dundy Co., Nebraska & Cheyenne Co., Kansas

Another Fine Auction Conducted by:

GRASSLAND AUCTION

Friday, March 6, 2015 - 1:30 pm CT

Auction Location: Western Auction Pavilion, 401 W. Hwy 36, St. Francis, Ks



Auction & Real Estate, LLC

d/b/a in NE as Auction & Real Estate by Western, LLC
westernauctionandrealstate.com

785-332-8990

Jeneva J. Northrup Trust, Seller

DUNDY COUNTY, NEBRASKA

CHEYENNE COUNTY, KANSAS

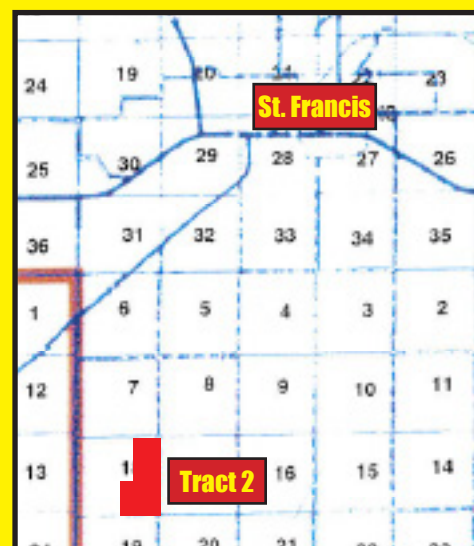
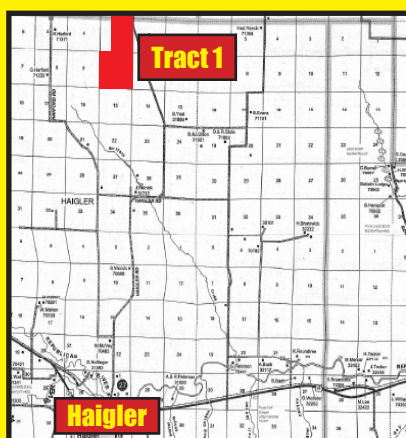


TRACT 1

1,080 acres more or less - To Sell in One Parcel
The East 440 ac. of 3-2-41 and All of 10-2-41 Dundy Co., Ne
Beautiful Sandhills Grassland 11 miles North of Haigler, NE

TRACT 2

400 acres more or less in 18-4-40 Cheyenne Co., Ks
Well cared for Grassland with gas production and a nice
location just approx. 4 miles South of St. Francis, KS



Plan now to attend this opportunity
to purchase contiguous acres at
Public Auction!

MANNER OF SALE: The real estate will be offered at auction as individual tracts and not in any combination. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

TERMS: 10% down day of sale with the balance to be due on or before April 7, 2015, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment with the final payment to be due in certified funds at closing. All funds will be held by the Closing Agents in their trust accounts. Bidding is not contingent upon financing. Financing, if necessary, must be arranged and approved prior to the auction. ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

FSA CROP INFORMATION: Purchaser(s) are responsible to enter into the FSA program, if desired. Tract 1 is currently registered with the Dundy County, Nebraska FSA office and Tract 2 is currently registered with the Cheyenne County, Kansas FSA office.

CROPS: No growing crops are planted on either Tract 1 or 2.

REAL ESTATE TAXES: Seller is responsible for 2014 taxes and prior years. 2015 and subsequent years are the responsibility of the Purchaser(s). Tract 1 Taxes: \$3,592.36, Tract 2 Real Estate Taxes \$186.54.

MINERAL RIGHTS: The Seller reserves 50% mineral rights owned by the Seller and the remaining 50% will transfer to the Purchaser(s) at closing on each Tract. Tract 2 offers active Natural Gas production. All Mineral interests are believed to be intact.

WATER RIGHTS: All rights owned by the Seller transfer to Purchaser(s) at closing on each Tract. Water stock tanks and windmills are included in the sale of the property.

CLOSING & POSSESSION: The date of closing shall be on or before April 7, 2015 on each Tract.

EVIDENCE OF TITLE: Seller will provide title insurance to the Purchaser(s) in the amount of the purchase price with the premium to be paid one-half by Purchaser(s) and one-half by Seller. Title evidence will be provided on sale day.

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the Auctioneer prior to sale.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres.

EASEMENTS: This sale is subject to all right-of-way and easements, whether recorded or not.

SURVEY: A survey is not offered by the Seller.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller or Western Auction & Real Estate, LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

AGENCY: Western Auction & Real Estate, LLC and d/b/a in Nebraska as Auction & Real Estate by Western, LLC, its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for these transactions. Announcements made day of sale shall take precedence over any printed material or prior representations. All information herein is believed to be correct. Western Auction & Real Estate, LLC makes no warranties or guarantees either expressed or implied.



Auction & Real Estate, LLC

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785-332-8990

Licensed in Kansas, Colorado & Nebraska

Betty L. Petersen, Broker 785-332-8421

Skip Petersen, Sales Agent & Auctioneer 785-332-8221

Robin A. Petersen, Assoc. Broker & Auctioneer

785-332-5586

Brett Petersen, Ks. Agent & Auctioneer

Gary L. Wickwar, Ks. Agent 785-728-7049



P.O. Box 928
401 W. Highway 36
St. Francis, KS 67756