



Nielsen Trust Farm

168.5 Acres Gravity Irrigated - 1/2 mile southeast of Kearney, Nebraska

1 PM Tuesday, February 17, 2015

Holiday Inn Convention Center in Kearney, Nebraska

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Absolute Auction. The balance of the purchase price is payable in certified funds at Closing on March 18, 2015. There is no contingency for financing. Trustees will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of Title Insurance and Insured Closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in “as-is” condition; No warranty is expressed or implied as to the adequacy of any portion of the property.

Possession - Full possession at closing.

Taxes - 2014 real estate taxes paid by Seller; 2015 by Buyer.

Minerals - All Owned Oil, Gas, and Minerals pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal description is subject to existing fence/field boundaries.

USDA-FSA - Historic Base Acres pass to the Buyer, subject to County FSA Committee approval.

NRD - The property is located in and subject to rules and regulations of Central Platte NRD. A total 167.6 certified irrigated acres pass to Buyer.

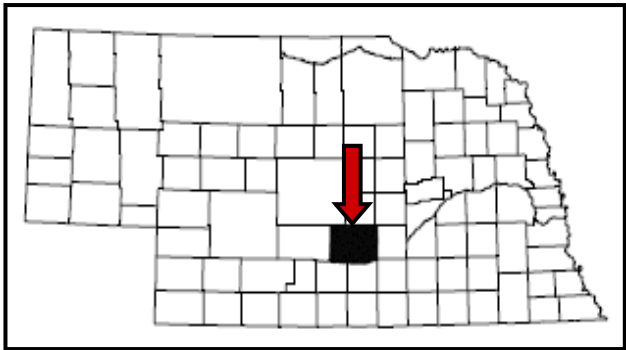
Seller : **Darleen K Nielsen Testamentary Trust**
Rhn Jacobsen & Paula Jacobsen Trustees

Listing Agent :
Bart Woodward 308/233-4605
Kent Richter - Bryan Danburg
John Keeney - Dave Frost
Kearney 308 / 234 - 4969

North Platte 308/534-9240 Hastings Office 402/519-2777

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 all agents are acting as Agent of the Seller.

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Procedure and Property Information

Nielsen Trust Farm is located in the Platte River Valley, on 11th Street 1/2 mile southeast of Kearney. The property is offered as a single parcel at Absolute Auction. Excellent access is provided on the north boundary by 11th Street. The Title Insurance Commitment, Purchase Agreement, and additional information is available from Agri Affiliates.

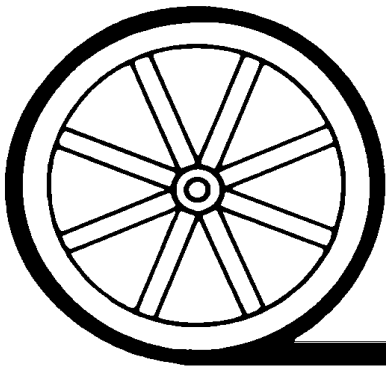
LEGAL DESCRIP - Part W1/4NE1/4; E1/2NW1/4; part of Lot 1; and part E1/2NE1/4 Section 7-T8N-R15W of 6th PM, Buffalo County, Nebraska.
Assessed as 168.5 acres, 2014 real estate tax - \$13,960.16
Zoned Agricultural.
Soils consist of Blendon fine sandy loam, along with Blendon, Lex and Grigston silt loams.
Approx. 166.0 FSA cropland acres. Corn base 166 acres: direct yield 133 bu/acre, counter cyclical yield 165 bu/acre.

Three electric powered irrigation wells pumping from approximately 40 foot. A full laydown of irrigation pipe is included.

	NW Well	Center	SW Well
Registration:	G004990	G004991	G027945
Date:	4/1/1946	5/10/1982	8/9/2010
GPM:	1,122	1,100	1,000
Pump:	Mid Am	WLR	Flo-Serv
Power:	15 hp US	20 hp US	15 hp US
Control:	GE	Allen Bradley	Cutler Hammer

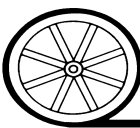
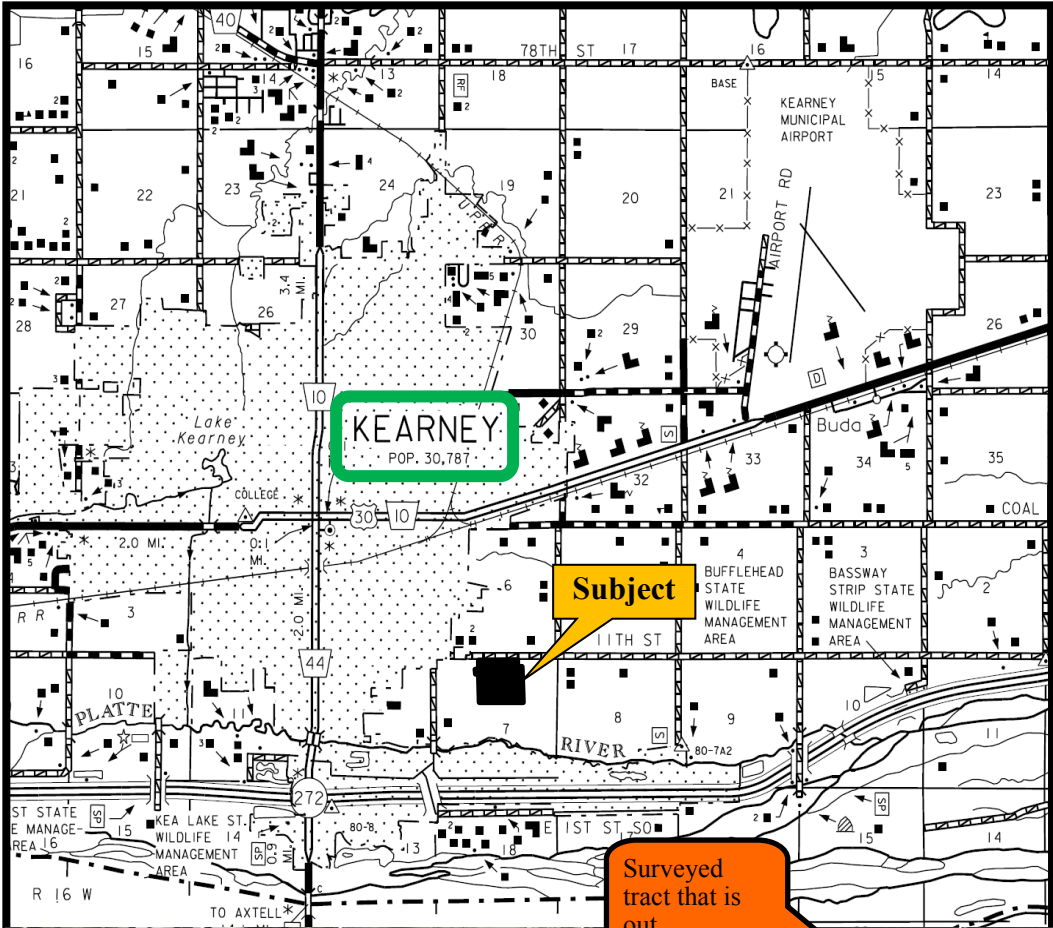
Building improvements include three metal grain storage bins with capacities of approximately 6,200 bushel; 3,200 bushel; and 2,500 bushel.



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PO Box 1390 Kearney NE 68848 308/234-4969

Farm & Ranch Management, Appraisals, Real Estate Sales

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Permit No. 10
Ogallala, NE

Auction February 17, 2015
Gravity Irrigated Quarter - Kearney

agriaffiliates.com

Thanks for Your business !

