

Real Estate Auction

Dawson County Farm



202 Acres of Non-Irrigated Cropland in 1 Parcel



1 PM Thursday, November 14, 2013 in Chipper Hall at 144 East 8th Street, Cozad, Nebraska

Terms & Conditions

Terms - This cash sale requires a 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 January 8, 2014. There is no contingency for financing. Sellers will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and an 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, subject to 2013 Farm Lease ending 12/31/13. All rents reserved by Seller.

Taxes - 2013 real estate taxes paid by Seller; 2014 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 descriptions are 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 the Central Platte NRD.

Sellers :

Wendy & Rick Henry

Listing Agent : Tony Eggleston 308/530-6200

Mike Polk - Jerry Weaver - Loren Johnson

Bruce Dodson - Chase Dodson

Broker John Childears

North Platte 308 / 534 - 9240

Kearney Office 308/234-4969

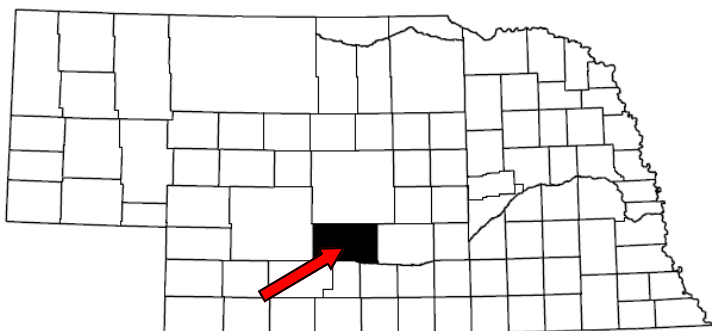
Kent Richter - Bryan Danburg - John Keeney

Bart Woodward - Dave Frost

Hastings Office 402/519-2777

Adam Pavelka

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.

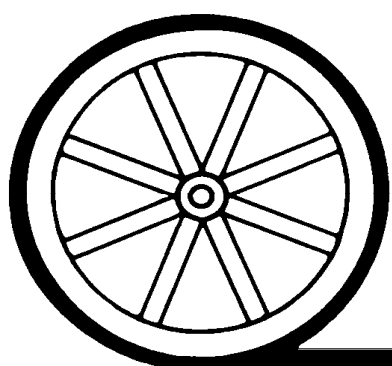
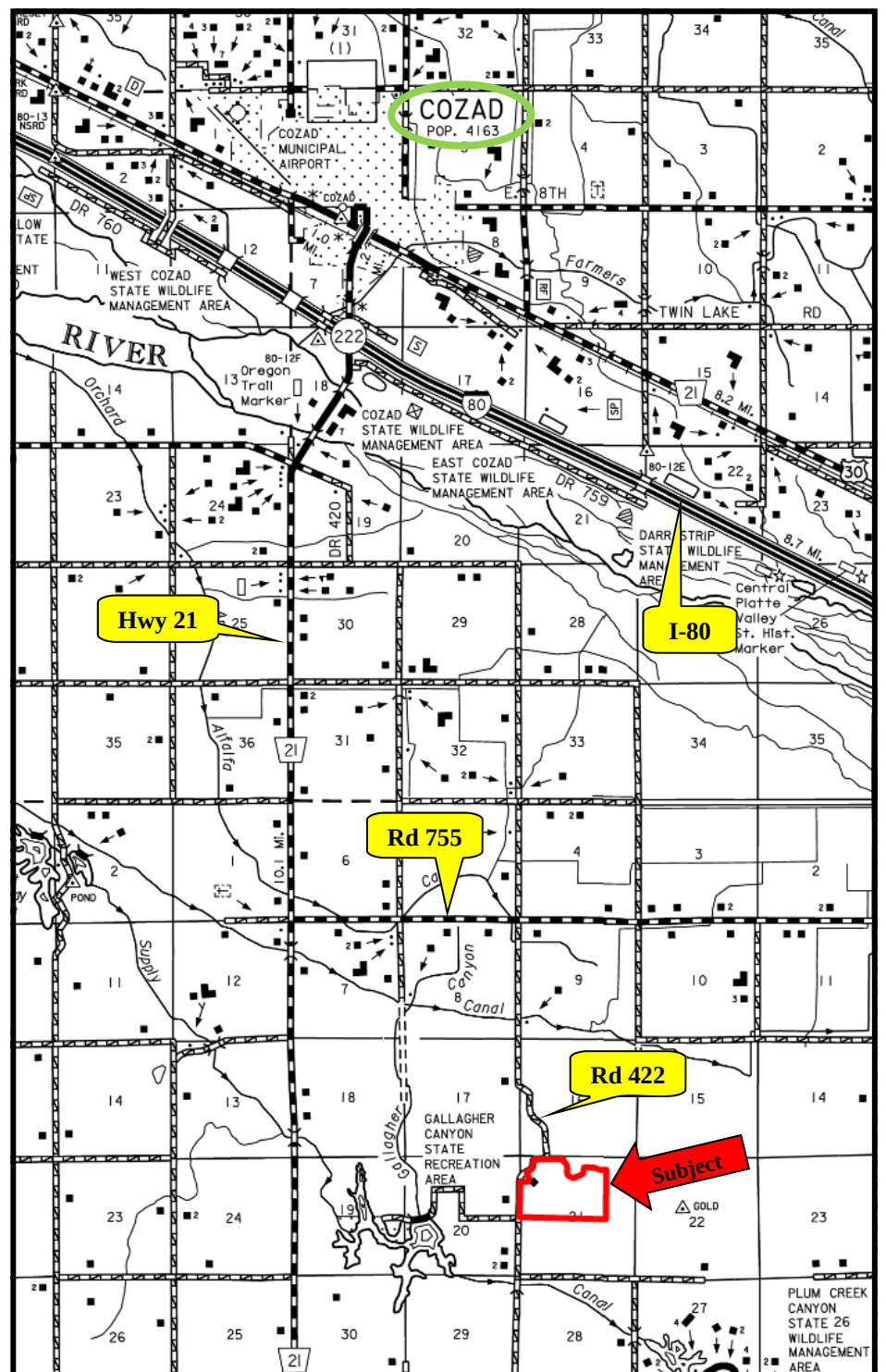


Procedures

Dawson Farm is offered as 1 parcel. Seller reserves the right to reject all bids. Excellent access is five miles south from the Cozad I-80 exit on Hwy 21, two east on Rd 755 and 2 south on Rd 422. The farm is entirely non-irrigated cropland. The Title Insurance Commitment, Purchase Agreement, and additional information is available from Agri Affiliates.

Dawson County Farm

Part of NW1/4 and part of W1/2NE1/4 Section 21-T9N-R23W of 6th PM, reserving a 30 foot access easement along the north boundary. With 202 estimated acres, 2012 estimated taxes \$2,433. FSA shows 201 acres cropland, all non-irrigated. Soils include Holdrege & Hall silt loams: 97% Class II, 3% Class III. Corn Base 104.6 acres @ 135 bu. yield; Wheat Base 44.3 acres @ 41 bu. yield; Sorghum Base 15.2 acres @ 56 bu. yield; Soybean Base 25 acres @ 19 bu. yield. Excellent cropland.



AGRI AFFILIATES, INC.

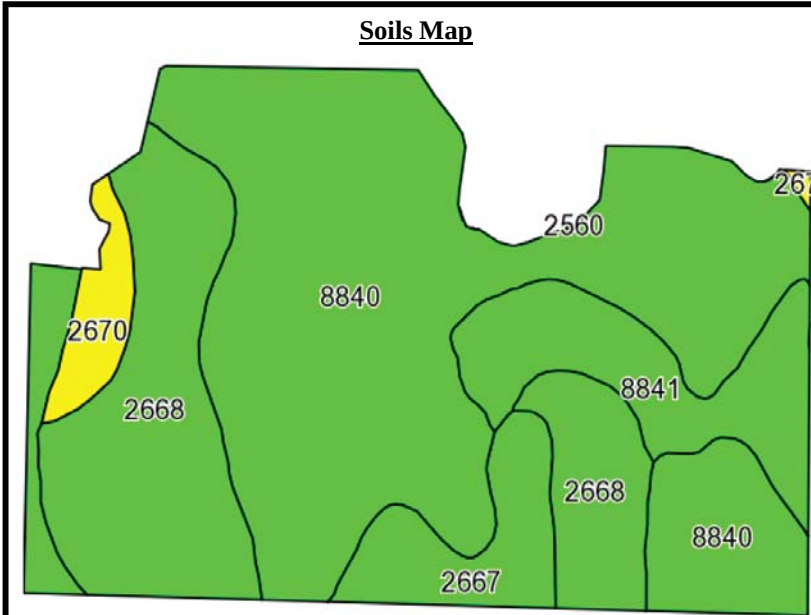
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Auction November 14, 2013
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8840	Hall silt loam, 0 to 1 percent slopes	108.49	54.4%		IIC	I
2668	Holdrege silt loam, 1 to 3 percent slopes	45.76	23.0%		Ile	Ile
8841	Hall silt loam, 1 to 3 percent slopes	21.01	10.5%		Ile	Ile
2667	Holdrege silt loam, 0 to 1 percent slopes	17.86	9.0%		IIC	I
2670	Holdrege silt loam, 3 to 7 percent slopes	5.85	2.9%		IIle	IIle
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	0.29	0.1%		IIle	IIle

