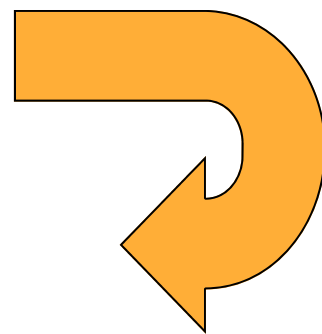


Absolute Auction

Griebel Farm



1,535 Acres in 5 Parcels : Irrigated & Dry Cropland, Rangeland, Recreational Lands

1 PM Thursday, November 7, 2013 at Sargent Community Center in Sargent, Nebraska

Procedures

Griebel Farm of the Charlotte J Griebel Estate sells at Absolute Auction. In Custer & Loup counties, excellent access is provided by US#183 near Sargent, and NE#91 near Taylor. Title Insurance Commitment, Purchase Agreement and additional information are available from Agri Affiliates.

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 December 3, 2013. There is no contingency for financing. Sellers will convey title by Personal Representative Deed; Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company 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 adequacy of water rights, water availability, or irrigation equipment.

Possession - Possession at Closing, subject to 2013 Lease ending 3/1/2014, full possession of rangeland. All 2013 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 Parcels sell 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 Buyer by parcel, subject to County FSA Committee approval.

NRD - The property is located in and subject to rules and regulations of the Lower Loup NRD.

Seller : Charlotte J Griebel Estate

Julie Wood & Greg Griebel, Personal Representatives

Listing Agent : Jerry Weaver 308/539-4456

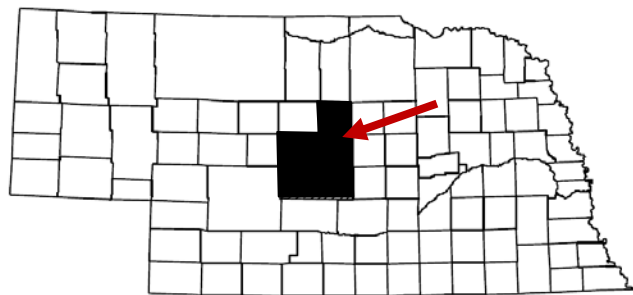
Bryan Danburg 308/234-4969 Kearney Office

**Mike Polk - Bruce Dodson - Tony Eggleston - Loren Johnson
Chase Dodson - Broker John Childears**

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.



Offered in Parcels, Combination, and Units

Parcel 1: NE1/4 Section 31 except highway-T21N-R17W, Loup County; 156.9 tax assessed acres, 2012 Taxes \$4,068. FSA - 152.2 irrigated acres. Pivot irrigated; Hord & Cozad silt loams with 55% Class I, 40% Class II. Surface rights from North Loup River PPI for 146.5 billable acres; NRD 153 Certified irrigated acres from supplemental well G-157209 drilled 2010 : 280 ft depth, 15 ft static, 65 ft pumping level, 900 gpm at drilling; submersible pump. Reinke pivot system covers 130.9 acres; Berkley centrifugal pump & 25 hp electric motor. Full layout of gated pipe. Corn Base 111.3 acres @ 114 bu., soybeans 29.3 acres @ 29 bu. Livestock well in southeast corner.

Parcel 2: Part of SW1/4 Sec 31-T21N-R17W; part of N1/2SE1/4 and SE1/4SE1/4 Sec 36-T21N-R18W, Loup County - except the canal, and except a tract; subject to an access easement for the benefit of Parcel 3; estimated 182.4 tax assessed acres, 2012 Taxes \$4,360. FSA - 179.3 cropland acres. Pivot & gravity irrigated cropland; Hord & Cozad silt loams with 50% Class I, 40% Class II. Surface rights from North Loup River PPI for 100 billable acres; NRD 168 Certified irrigated acres. This includes 68 acres from well only, and 100 acres supplemental from well G-019102 drilled 1948 : 114 ft depth, 55 ft static, 65 ft pumping level, 1,250 gpm at drilling. 50 hp US Electric Motor, 10 tower Valley Pivot covers 82.9 acres, balance gravity irrigated, with full layout of gated pipe. Corn Base 130.3 acres -114 bu., soybeans 46 acres @ 29 bu.

Combination A: Parcels 1 & 2 = 339.3 tax assessed acres.

Parcel 3: A tract in Secs 31 & 36 as above in Loup County, with an access easement across Parcel 2; and part Lot 2, Lots 3-5, SE1/4NW1/4, part SW1/4NE1/4, part N1/2SE1/4 Sec 6, all west of the county road-T20N-R17W; Lots 1-3, SE1/4NW1/4, N1/2SE1/4NE1/4 Sec 1-T20N-R18W, Custer County; estimated 521.4 tax assessed acres, 2012 Taxes \$2,907. FSA - 47 dryland cropland acres, balance range & recreation; mostly Coly & Hobbs silt loam soils. Corn Base 24.8 acres @ 113 bu., soybeans 5.9 acres @ 29 bu. Livestock water by 2 windmills & submersible well at the building site with corrals. Cropland provides food plots, while large amount of trees provide excellent wildlife habitat. Old house at the building site - excellent fruit orchard, variety of fruit & nut trees !!!

North Unit :

Parcels 1, 2 and 3 = 860.7 tax assessed acres, with 381.8 cropland.

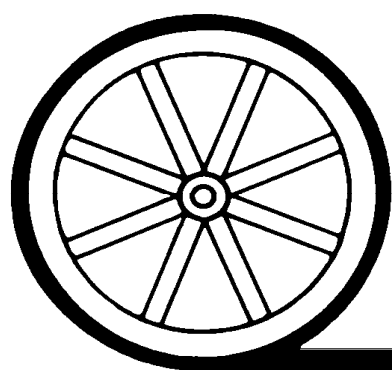
Parcel 4: SW1/4, W1/2SE1/4 Sec 26; Part of each SE1/4, S1/2NE1/4, S1/2SW1/4 all east of US#183 Sec 27-T19N-R18W, Custer County - except a tract of rangeland; estimated 206.3 tax assessed acres, 2012 Taxes \$5,872. FSA - 160.8 cropland acres. Pivot and gravity irrigated & dryland cropland. Irrigated soils 70% Hord silt loam Class I.

155.2 NRD Certified Irrigated Acres (may be transferrable). Irrigation Well G-069564 drilled 2013: 360 ft depth, 170 ft pumping level, 800 gpm at 60 lbs. Well G-145797 drilled 1980 : 496 ft depth, 159 ft static, 230 ft pumping, 1000 gpm at drilling. FSA Corn Base 137.0 acres at 114 bu., soybeans 15.6 acres @ 29 bu. Submersible livestock well in NW corner. Tenant owns power units/fuel tanks on irrigation wells - they do not sell.

Parcel 5: A tract of rangeland in Secs 26 & 27 as above; E1/2NE1/4, NE1/4SE1/4 Sec 34; W1/2NW1/4, NW1/4SW1/4 Sec 35-T19N-R18W, Custer County; estimated 467.4 tax assessed acres, 2012 Taxes \$3,075. Rangeland; Uly, Coly, Hobbs silt loams. Livestock water from dams and two submersible wells and two tanks.

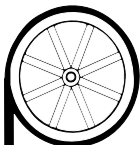
South Unit :

Parcels 4 & 5 = 673.7 tax assessed acres



AGRI AFFILIATES, INC.

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



AGRI AFFILIATES, INC.

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

PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

Pr Srt Std
U.S. Postage
PAID
Permit No. 10
Ogallala NE

Absolute Auction November 7, 2013
www.agriaffiliates.com

