

Absolute Auction **Youngberg Farm**

400 Acres in 4 Parcels Irrigated Cropland, Dawson County

1 PM Thursday, November 29, 2012 at Chipper Hall 144 East 8th Street, Cozad, Nebraska

Procedures

Youngberg Farm includes four irrigated parcels, selling at Absolute Auction. Excellent access is just off of I-80, from 3 to 5 miles north of Cozad, and 1 to 5 miles west. Purchase Agreement, and Title Insurance Commitment are available from Agri Affiliates. Three center pivots on the property do not sell with the real estate.

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 20, 2012. 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 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 - Full possession at Closing, subject to 2012 Farm Lease ending 2/28/2013. All rents reserved by Seller.

Taxes - 2012 real estate taxes paid by Seller; 2013 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 Central Platte NRD.

Seller : Gladyce Youngberg Estate

Listing Agent : Jerry Weaver 308/539-4456

Mike Polk - Loren Johnson - Bruce Dodson

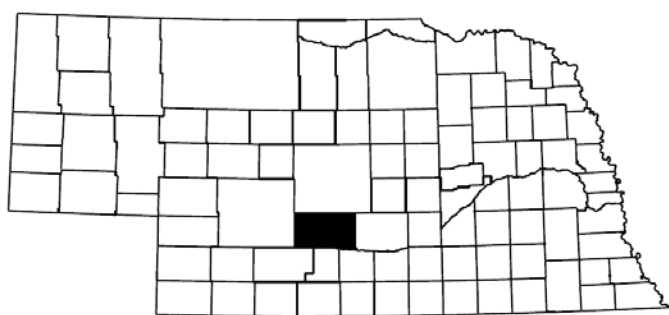
Appraiser - Tony Eggleston

Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Kearney Office 308/234-4969

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.



Youngberg Farm is located in T11N-R24W

Parcel 1: SE1/4 Section 1, with 159.5 tax assessed acres, 2011 Taxes \$5,588. FSA - 158 cropland acres. Pivot irrigated cropland (does not include the pivot); Cozad silt loams with 67% Class I, 15% Class II, 15% Class III; Well G-057221 drilled 2006 : 300 ft depth, 72 ft static, 105 ft pumping level, 1,000 gpm at drilling. 50 hp GE Motor, WLR Pump. With 155.37 Certified Irrigated Acres (corner pivot). Corn Base 133.4 - 119 bu.

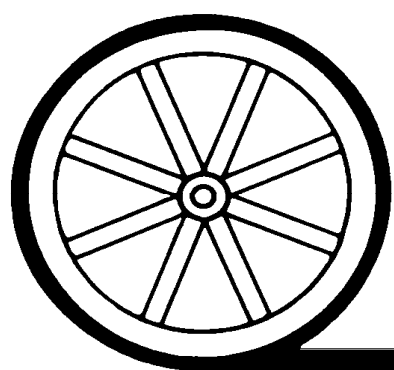
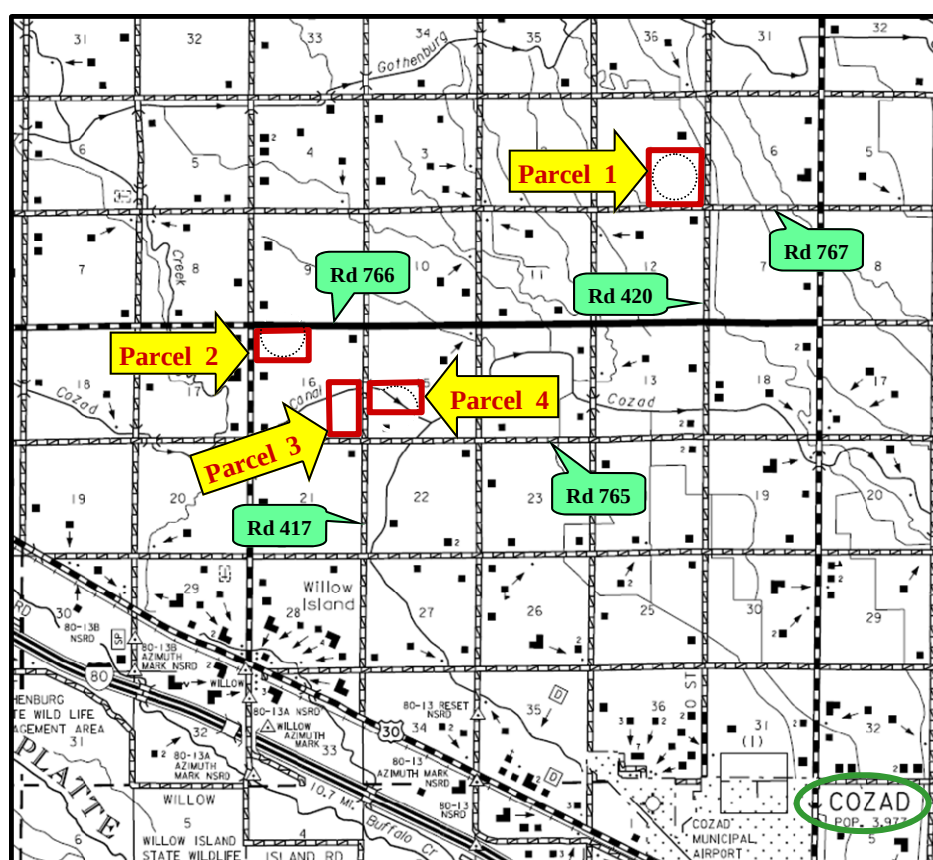
Parcel 2: N1/2NW1/4 Section 16, with 77.5 tax assessed acres, 2011 Taxes \$2,722. FSA - 76.4 cropland acres. Pivot irrigated cropland (does not include the pivot); Hord silt loams with 55% Class I, 33% Class II, 12% Class III; Well G-014959 drilled 1998 : 289 ft depth, 13 ft static, 75 ft pumping level, 1,000 gpm at drilling. 50 hp US Electric Motor, Sargent Pump. 76.46 Certified Irrigated Acres. FSA Corn Base 68.7 acres -119 bu

Parcel 3: E1/2SE1/4 Section 16, with 80.5 tax assessed acres, 2011 Taxes \$1,972. FSA - 65.6 cropland acres. Gravity irrigated and dryland cropland; Hord silt loam Class I, Cozad loam Class III. 57.26 Certified Irrigated Acres CPNRD; surface water rights from Cozad Canal. FSA Corn Base 46.2 at 109 bu.

Parcel 4: N1/2SW1/4 Section 15, with 80.5 tax assessed acres, 2011 Taxes \$2,530. FSA - 73.7 cropland acres. Pivot irrigated cropland (does not include the pivot); Hord & Cozad silt loams with 48% Class I, 48% Class II; Well G-91764 drilled 1994 : 288 ft depth, 13 ft static, 72 ft pumping level, 900 gpm at drilling. US Electric Motor, Sargent Pump. With 74.06 Certified Irrigated Acres; combination well water and surface rights from Cozad Canal. FSA Corn Base 53.3 acres at 119 bu.

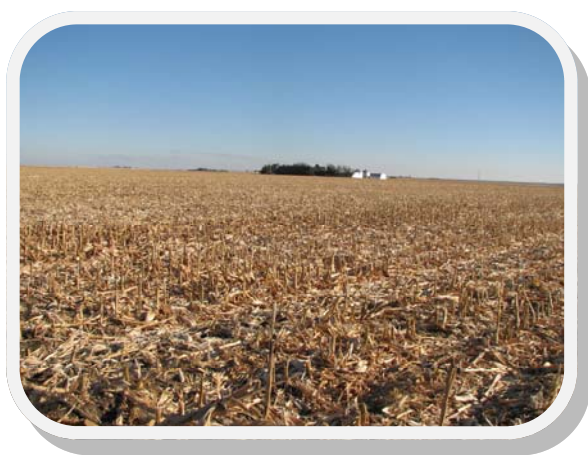
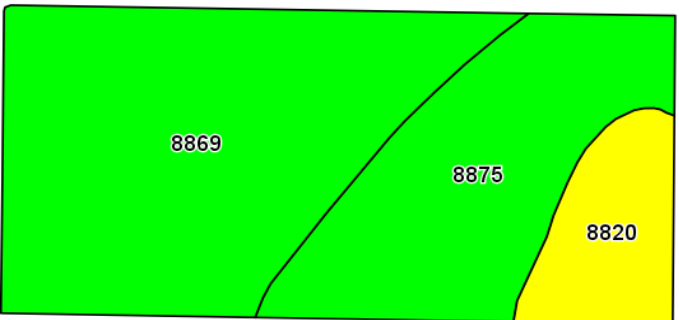
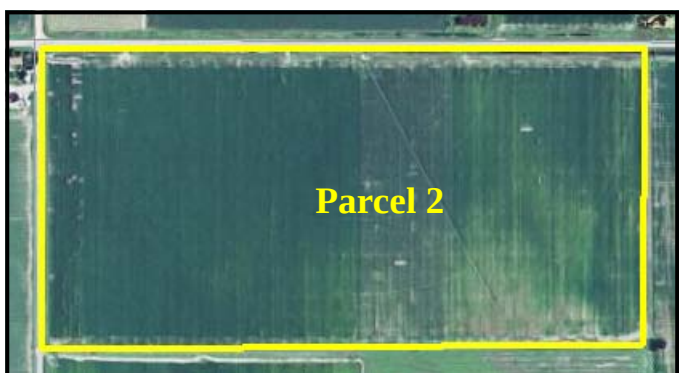
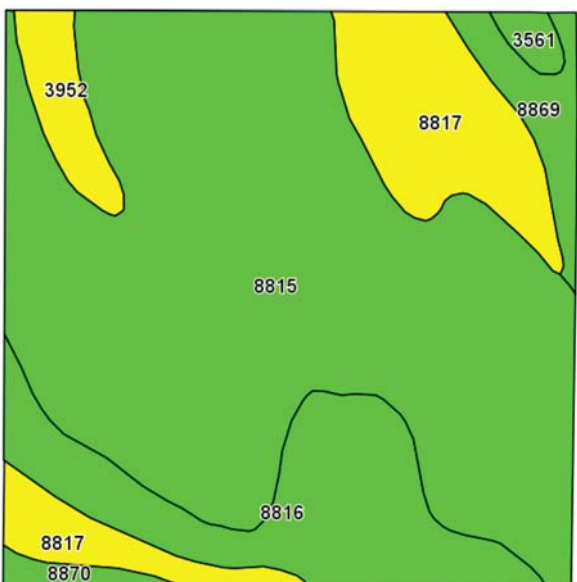
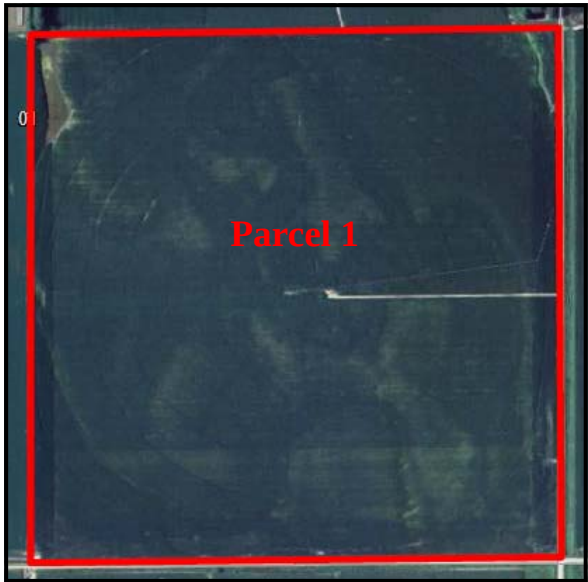
Combination A: Parcels 3 & 4 = 161 tax assessed acres.

Refinement to the surface water rights of Parcels 3&4 are currently under review by the Cozad Canal, and expected by sale date.



AGRI AFFILIATES, INC.

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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8815	Cozad silt loam, 0 to 1 percent slopes	100.2	63.4%		IIc	I
8816	Cozad silt loam, 1 to 3 percent slopes	22.9	14.5%		IIe	IIe
8817	Cozad silt loam, 3 to 6 percent slopes	21.2	13.4%		IIle	IIle
8869	Hord silt loam, 0 to 1 percent slopes	5.6	3.6%		IIc	I
3952	Fillmore silt loam, frequently ponded	5.1	3.2%		IVw	IVw
8870	Hord silt loam, 1 to 3 percent slopes	1.6	1.0%		IIe	IIe
3561	Hobbs silt loam, occasionally flooded	1.4	0.9%		IIw	IIw

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8869	Hord silt loam, 0 to 1 percent slopes	42.2	55.2%		IIc	I
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	25.1	32.8%		IIw	IIw
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	9.2	12.0%		IVs	IIIs



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8869	Hord silt loam, 0 to 1 percent slopes	50.8	32.5%		IIc	I
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	46.7	29.8%		IVs	IIIs
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	38.1	24.4%		IIw	IIw
8815	Cozad silt loam, 0 to 1 percent slopes	20.9	13.3%		IIc	I

