

LAND AUCTION

366 Acres • Fairbury, Nebraska

Tuesday, October 30, 2012 • 11 a.m.

Auction Location: 4-H Building, Jefferson County Fairgrounds,
Fairbury, Nebr.

FARM LOCATION: From Fairbury, NE, go 3 miles south on Hwy. 15 and 1-1/4 mile east on 708 Rd. The farm is located across the road north of Camp Jefferson.

TERMS OF SALE: 15% nonrefundable down payment day of sale. Seller will pay 2012 Real Estate Taxes and all prior years. Closing shall be December 7, 2012, or sooner. Possession shall be on March 1, 2013. Title insurance and escrow closing costs will be split 50/50 between buyer and seller. Announcements day of sale shall take precedence over any printed or internet material.

2011 REAL ESTATE TAXES: \$6,380.18

AUCTIONEER'S COMMENT: This is a very special tract of land with unlimited potential. It currently provides river bottom cropland plus CRP, fenced pasture, hay ground, trees and includes the Little Blue River. This is a fantastic wildlife habitat with privacy that is unmatched. The property runs a mile deep on the east side in a very scenic setting. This tract of land also has the potential to be developed for farming a significant number of additional acres that are not currently in crop production. We look forward to seeing you at the auction.

CROPLAND: 176.7 **CRP CROPLAND:** 50.0

EFFECTIVE CROPLAND: 126.7

	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
Wheat	12.5	32	32	19.6
Corn	77.3	113	113	0
Grain Sorghum	36.9	74	74	0
Oats	0	0	0	7.0

2012 Farm Program Payment: \$2,454.00

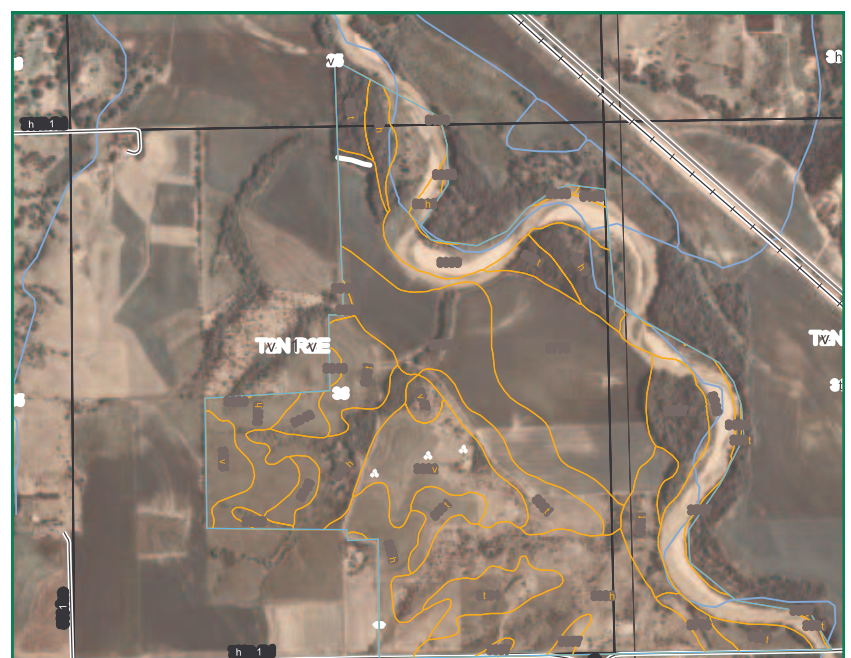
CRP CONTRACTS:

19.6 A • Annual Payment \$1,166 • Expires 9-30-2018

26.6 A • Annual Payment \$1,583 • Expires 9-30-2014

3.8 A • Annual Payment \$379 • Expires 9-30-2014

LEGAL DESCRIPTION: E1/2 NE1/4 Ex FR (51.92A) NE1/4 SE1/4 (40A) & FR S1/2 SE1/4 (51.92) Sec 36-2-2, 143.84 acres, Jefferson County, NE. 31-2-3 FR S1/2 SW1/4, FR NW1/4 SW1/4 & FR SW1/4 NW1/4, all S & W of river, 71.2 acres, Jefferson County, NE. W1/2 NE1/4 EX FR (62A) 8x60 Rods SE1/4 NW1/4 (3A) NE1/4 SW1/4 (40A) & NW1/4 SE1/4 (40A) Sec 36-2-2, 145 acres, Jefferson County, NE. FR SE1/4 S & W of RR & S of river (6A) Sec 25-2-2, 6 acres, Jefferson County, NE.



Seller: Patricia J. Marvin Trust

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