

Dawson Farm

Absolute Real Estate Auction

Gravity Irrigated Cropland - Dawson County, Nebraska

1 PM Tuesday, November 13, 2012 at Chipper Hall
144 East 8th Street, Cozad, Nebraska

Procedures

Dawson Farm includes two gravity irrigated parcels, selling separately, at Absolute Auction. Purchase Agreement, Title Insurance Commitment, and Supplemental Brochure 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 18, 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 12/31/12, and cornstalk grazing until 3/1/13. All rents reserved.

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.

Listing Agents :

Jerry Weaver 308/539-4456

Kent Richter 308/627-6465

Mike Polk - Loren Johnson - Bruce Dodson

Appraiser - Tony Eggleston

Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Kearney Office 308/234-4969 Bart Woodward



The gravity irrigated cropland of **Dawson Farm** has excellent access, with Parcel 1 four miles north, three west of Cozad; Parcel 2 five miles north, 2 east of Cozad. Excellent soils & productivity in Dawson County.

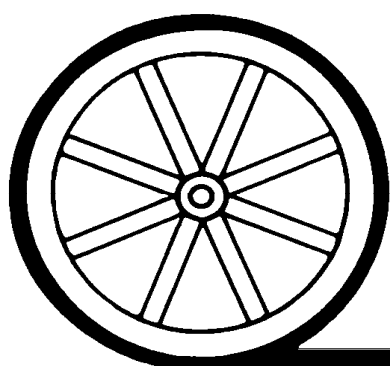
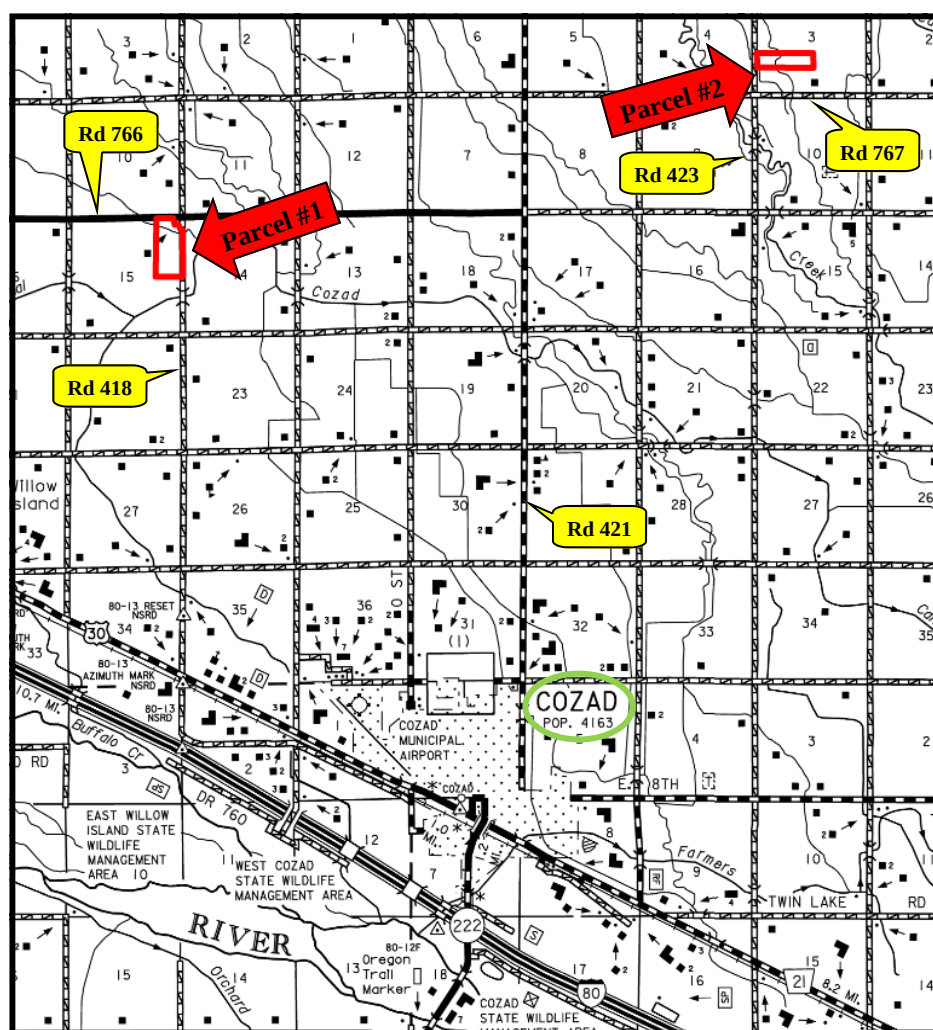
Parcel 1: E1/2NE1/4 Section 15-T11N-R24W except a tract of building improvements, with 76.26 tax assessed acres, 2012 Taxes \$6,807. All gravity irrigated cropland; Hord & Cozad silt loams with 25% Class I, 75% Class II soils; Well G-142413 drilled 4/18/2007 : 300 ft depth, 16 ft static, 99 ft pumping level, 1,050 gpm at drilling. 72.5 Certified Irrigated Acres in Central Platte NRD. All irrigation equipment is owned by a third party and does not pass with the sale. (This equipment is available to be purchased from the Owner, outside of the auction). FSA information : 72.5 acres cropland; 63.5 acres corn base at 128 bu.

Parcel 2: S1/2N1/2SW1/4 Section 3-T11N-R23W, with 39.2 tax assessed acres, 2012 Taxes \$1,377. Gravity irrigated and dryland cropland; Cozad, Hall & Hord silt loams with 60% Class I, 40% Class II soils. Includes 30 acres water rights under Gothenburg Canal, with 2 turnouts. All irrigation equipment is owned by a third party and does not pass with the sale. FSA information : 38.6 acres cropland with 30 surface rights, 8.6 non-irrigated; 21.1 acres corn base at 128 bu., 1.3 acres soybeans at 19 bu.

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 of Broker are acting as Agent of the Seller.

Sellers :

John & Penny Holm, and Sherry Gies



AGRI AFFILIATES, INC.

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

