

Sawyers

Bassett Pivot

Real Estate Auction

Pivot Irrigated Cropland - 5 miles west of Bassett on US#20

1 PM Central, Thursday November 1, 2012 at Ainsworth Convention Center 606 E. 4th St.

Procedures

Sawyers Bassett Pivot sells at Public Auction. Seller reserves the right to reject any and all bids, but fully expects to sell the farm. The property has excellent soils, terrain, and location on county gravel road off US#20. The Purchase Agreement, Title Insurance Commitment, and supplemental information is available from Broker prior to the auction.

Terms & Conditions

Terms - This Cash Sale requires a 15% earnest deposit with signing of the Purchase Agreement immediately following the auction. Balance of the Purchase Price is payable in certified funds at Closing on or before December 4, 2012. Seller will convey title by Warranty Deed, with Title Insurance evidencing merchantable title. Cost of the Title Insurance and Closing Protection Letter by the Title Company to be shared 50/50 by Seller/Purchaser. The property sells subject to easements, rights-of-way, zoning, and restrictions of record - free and clear of all liens. Property sells in "as-is" condition. No warranty is expressed or implied as to the adequacy of irrigation equipment, water rights, or water availability.

Possession - at Closing, subject to 2012 farm lease through 3/31/2013.

Taxes - 2012 real estate taxes paid by Seller; 2013 by Purchaser.

Minerals - all Owned oil, gas, mineral rights pass to the Purchaser.

Acreage - Reported acres were obtained from the County Assessor, and USDA-FSA. The property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence and field boundaries.

USDA-FSA - Property sells including all existing FSA Bases, subject to final approval by the County FSA Committee.

NRD - Bassett Pivot is located in the Middle Niobrara NRD and subject to any rules/regulations. This NRD does not have a pumping limitation.

Seller : Greg Sawyers

Listing Agent :

**Tony Eggleston - Broker John Childears
Dallas Dodson - Mike Polk - Jerry Weaver
Bruce Dodson - Loren Johnson
North Platte, NE**

308/534-9240

www.agriaffiliates.com

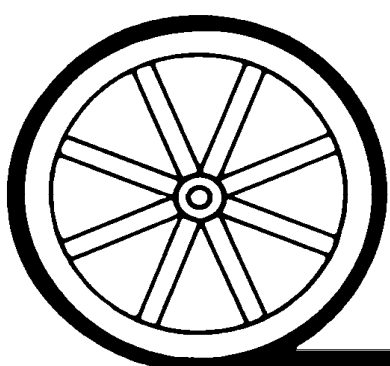
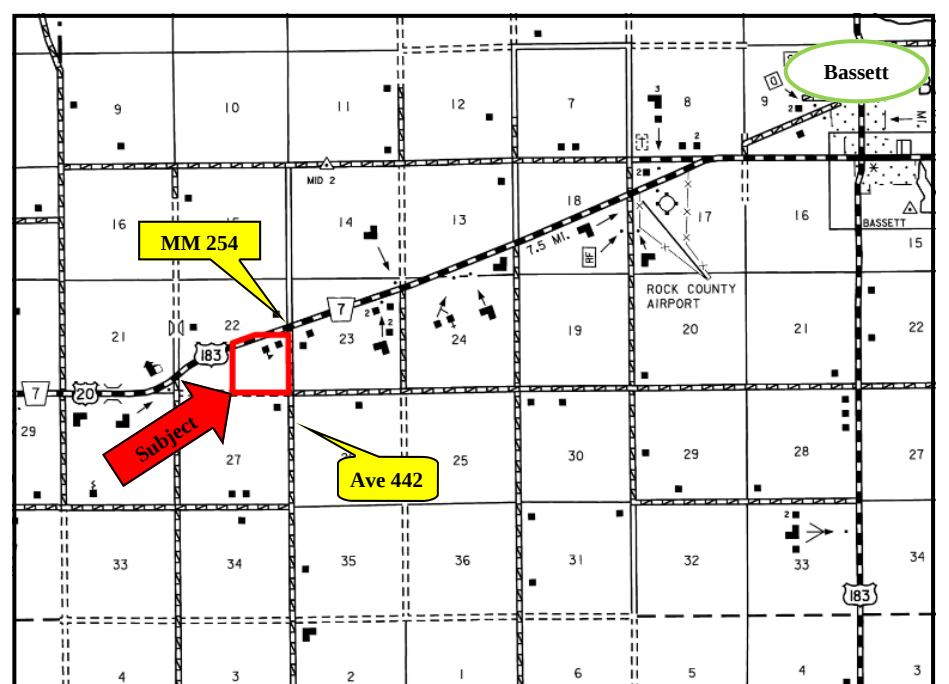
Kearney Office 308/234-4969 Bart Woodward

Brochure information 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 the Agent of the Seller.

Thanks for Your Business

Sawyers Bassett Pivot is located at Mile Marker 254 on US#20, two miles east of the Brown/Rock County Line. Avenue 442 is an excellent county gravel road on the east boundary of the pivot.

154 taxed acres in SE1/4 Section 22-T30N-R20W, Rock County, south of the highway. 2011 real estate taxes \$2,666. Includes 60 HP, US Electric Motor; Mid America Pump; 7 tower Lockwood electric pivot with drops. Sale includes 126.5 Certified Irrigated Acres in the Middle Niobrara NRD. Irrigation well G-033003; drilled in 1970 to 308 ft; tested 1,000 gpm, with 40 ft static, 130 ft pumping level at drilling. Four corners in brome grass meadow. Soils 99% Class III Jansen & Pivot loamy sands. Excellent soils & water, good irrigation equipment, great location just off US#20. Has excellent winter protection by tree lines on north & west, and trees in southeast corner. 19 acres corners, 8.5 acres trees & road.



AGRI AFFILIATES, INC.

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

