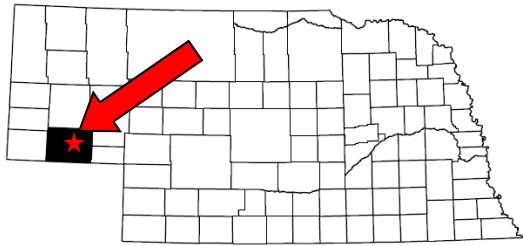


Cheyenne Combination



Real Estate Auction

4 Parcels - Combination Dry Cropland & Range

1 PM Tuesday September 25, 2012 - Holiday Inn Express, Sidney, Nebraska

1,360 Acres excellent soils, terrain, access - just northeast of Sidney on county gravel.

Procedures

Cheyenne Combination includes dry cropland and rangeland, selling at public auction by the Jurgens Family. Seller reserves the right to reject all bids, but fully expects to sell the farm. This is a Cash Sale, with no contingencies. The Purchase Agreement, Title Insurance Commitment, and supplemental information is available from Agri Affiliates prior to the auction. The property sells as 4 separate parcels.

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 October 23, 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 any portion of the property for any use.

Possession - Subject to 1/3 crop share lease on 2012 planted wheat, 2013 harvest; full possession of all 2012 stubble. Subject to 2012 rangeland grazing lease, all income reserved to Seller.

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

Minerals - ½ oil, gas, mineral rights reserved for 20 years.

Acreage - Reported acres were obtained from 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 with all FSA Bases Acres, subject to final approval by County FSA Committee.

NRD - Cheyenne Combination is located within the South Platte Natural Resources District, and subject to all rules and regulations.

Sellers : Dean & Barbara Jurgens Parcel 4
Jurgens Daughters Trust Parcels 1-3

Listing Agent : Mike Polk 308/539-4446
and Roger Luehrs 308/631-2506

Bruce Dodson - Jerry Weaver - Loren Johnson
Appraiser Tony Eggleston
Broker John Childears - North Platte, NE

308/534-9240

www.agriaffiliates.com

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 Agent of the Seller.

Kearney Office 308/234-4969 Bart Woodward

The property is located in Cheyenne County, 10 miles north of the Sidney I-80 interchange via US#385, and 6 east on Egging Road #38 to Parcel 1. Each Parcel sells separately, without combination.

Seller: Jurgens Daughters Trust

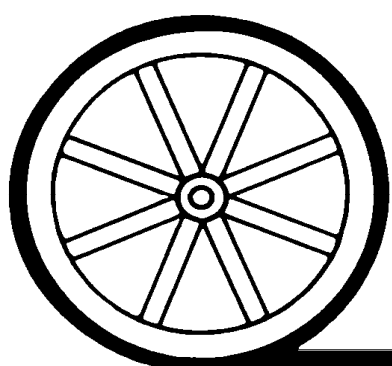
Parcel 1 - 322.6 tax assessed acres, S1/2 Sec 17-T15N-R48W. Taxes \$2,473. All dryland cropland bordering Egging Road. Approximately 158 acres to be planted fall 2012, 158 acres wheat stubble. Undulating terrain with 83% II, 14% III Kuma, Alliance, Keith, Duroc, Goshen loams. FSA: 316.3 cropland; 157.8 wheat base @ 51 bu yield.

Parcel 2 - 98.5 tax assessed acres, SE1/4 Sec 7-T15N-R48W except south 60 acres. Taxes \$761. All dryland cropland bordering Road 125. Approximately 49 acres to be planted fall 2012, 49 acres 2012 wheat stubble. Undulating terrain with 77% II, 12% III Kuma, Alliance, Keith, Duroc, Goshen loams. FSA: 97.4 cropland; 48 wheat base @ 51 bu yield.

Parcel 3 - 465 tax assessed acres, N1/2 & SW1/4 Sec 1-T15N-R48W. Taxes \$2,393. Combination 248 acres rangeland, plus dryland cropland bordering Road 44. Approximately 70 acres to be planted fall 2012, 140 acres 2012 wheat stubble. Undulating terrain, cropland 76% II Kuma, Alliance, Keith, Duroc loams. Livestock water by submersible well/tank, plus second well with electric pumpjack/tank. SE1/4 Sec 1 owned by Third Party is unfenced, and leased for 2012 at \$7.35 per acre by the Seller. Rangeland totals 402 acres with this leased land. FSA: 217.4 cropland; 107.2 wheat base @ 51 bu yield.

Seller: Dean & Barbara Jurgens

Parcel 4 - 474 tax assessed acres, E1/2 Sec 34-T16N-R48W except building site of 12.5 acres; and NE1/4 Sec 3-T15N-R48W. Combination 163 acres rangeland, plus dryland cropland bordering Roads 46 and 131. Approximately 190 acres to be planted fall 2012, 113 acres 2012 wheat stubble. Undulating terrain; north 228 acres 98% II Kuma, Alliance, Keith, Duroc loams; south 75 acres 70% II. Watered by newer submersible well/tank. FSA: 303 cropland; 158 wheat base @ 51 bu yield.



AGRI AFFILIATES, INC.

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

