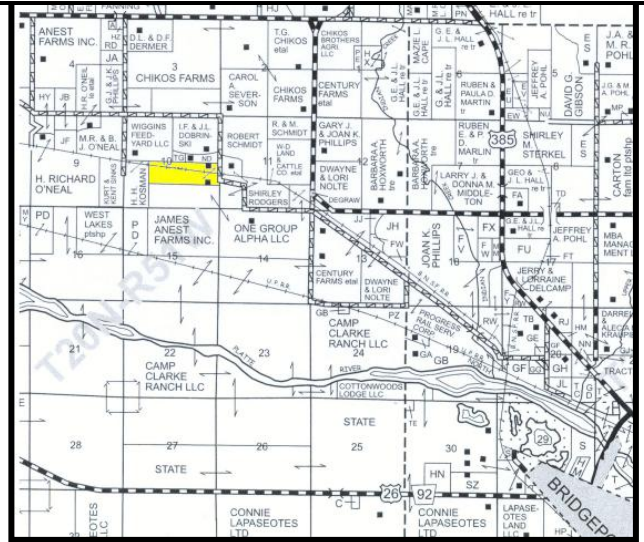


Combination Irrigated Farm & Grazing Land FOR SALE

117 Acres +/-

*This is a nice small combination farm and Home.
Productive farm land
Irrigated & Sub-irrigated pasture land submersible well.
Recently updated Home 2 Bdrms up & 2 NC Bdrms down.
Newer Cleary 30x40x10 building
Small livestock Barn
Carrying approx. 30 Cow/Calf pairs
Hunting potential!*



LOCATED 7 miles north and west of Bridgeport, Nebraska. From Jct 385 & 26 north of Bridgeport, go 2 1/2 miles north on Hwy 385 to CT 100 then 2 miles west on oil to RR then turn south across tracks and immediately right on CR 100 and continue 1 & 1/4 miles to the southeast corner (lying on both sides of the RR)

LEGAL DESCRIPTION: The NE1/4SE1/4, and the N1/2SE1/4 of Section 10 Twp. 20 N Range 51 West of the 6th PM; EXCEPT That part Deeded to the Railroad, and EXCEPTING a 1 acre Tract in the NE1/4SE1/4 Exact Legal to be determined by Title Insurance.

2010 REAL ESTATE TAXES: \$2,760.52.

TAX RECORDS on the entire parcel indicate approximately 117.31 Total Acres (93.1 acres irrigated farm ground, 15 acres Grass, 1 acre Home site 7 acres in Roads).

MINERALS: The Seller is reserving a One-Half Non-Participating royalty interest in oils, gases and minerals for 20 yrs. from date of Deed.

FARM SERVICE AGENCY: indicates 72.5 acres Effective Cropland, with 51.8 Acres Corn Base with a 112 bu. yield.

Total Est. 2010 FSA Direct Payment to the land is \$1,315.00 Note: Buyers must be eligible to receive the Farm Program DCP Payments.

LAND USE: The land north of RR has the home site, shelterbelt, roadway and has currently approx. 37 acres in good ditch irrigated farmland planted to alfalfa as well as approx. 3 acres of irrigated grass. The land south of RR has 26 acres Irrigated Grass and 35.7 acres native sub-irrigated grass divided into 3 separate pastures.

TITLE: The Seller's will convey property by Warranty Deed supported by Title Insurance, showing good and merchantable title, subject to easements and restrictions of record, at a cost of one-half to Seller and one-half to Buyer.

ASKING PRICE: \$250,000.00

NOTE: This Information Was Obtained From Sources Deemed To Be Reliable, But Is Not Guaranteed. Interested parties should and are expected to conduct their own analysis. All acreages represented are "more or less." Buyer's and Agents should note, we will not accept Sub-agency without prior written consent. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Announcements at sale supersede all prior advertising printed or oral. For complete information please contact Kraupie's in Bridgeport at 308-262-1150.



KRAUPIE'S

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