



Roses & Wheat

Real Estate Auction

Pivot Irrigated Cropland in Chase & Perkins Counties

Auction is 1 PM Thursday, December 8, 2011 at Imperial Inn, Imperial, Nebraska

Procedures

Roses & Wheat Farm includes pivot irrigated cropland in 4 parcels near Imperial & Grant, Nebraska. This auction is to finalize the Estate, however Seller reserves the right to reject any and all bids. The Purchase Agreement, Supplemental Brochure, and Title Insurance Commitment are available for your review from Agri Affiliates prior to the auction.

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 28, 2011. **There is no contingency for financing.** Seller conveys 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 - At Closing, subject to existing Farm Leases.

Taxes - 2011 real estate taxes and Occupation tax paid by Seller.

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. Parcel 3 CRP 21.4 acres @\$32.60/acre.

Parcel	Wheat	Corn
	Acres - Bushel	Acres - Bushel
1	23.5 @ 34	132.8 @ 121
2	22.8 @ 34	128.5 @ 121
3	none	126.5 @ 121/164
4	58.5 @ 34	183.2 @ 133

URNRD - The property is located in and subject to rules and regulations of the Upper Republican NRD. Buyer receives all remaining inches.

Seller : Roses & Wheat, LLC
Rex & Phyllis Haberman Family

Contact Broker for Supplemental Brochure

Listing Agent : Jerry Weaver 308/539-4456

Mike Polk - Loren Johnson - Bruce Dodson
Appraiser - Tony Eggleston
Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Kearney Office 308/234-4969

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.

The pivot irrigated cropland of **Roses & Wheat** has excellent access and productivity. Soils, terrain, irrigation water, irrigation equipment are all positive. This is your opportunity to purchase quality pivot irrigated farmland. Parcels 1,2,3 are in Perkins County; Parcel 4 in Chase County.

Parcel 1: SW1/4 Section 1-T9N-R38W, including 159 acres : 127 pivot irrigated, balance in dryland corners. 2010 Taxes \$2,460. County gravel west & south. Well G-050448; 450 ft depth, 115 ft static, 211 ft pumping level, 2,198 gpm at drilling in 1976. 2008 Zimmatic pivot, 2004 Isuzu diesel motor (3-phase electricity available); 130.9 Certified Irrigated acres. 34% Class I; 35% Class II; 31% Class III soils; nearly level.

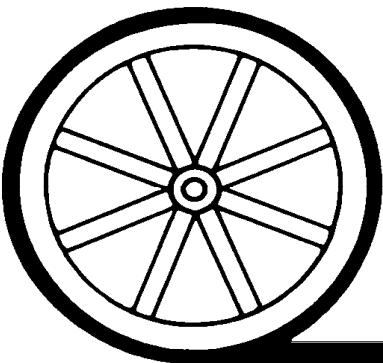
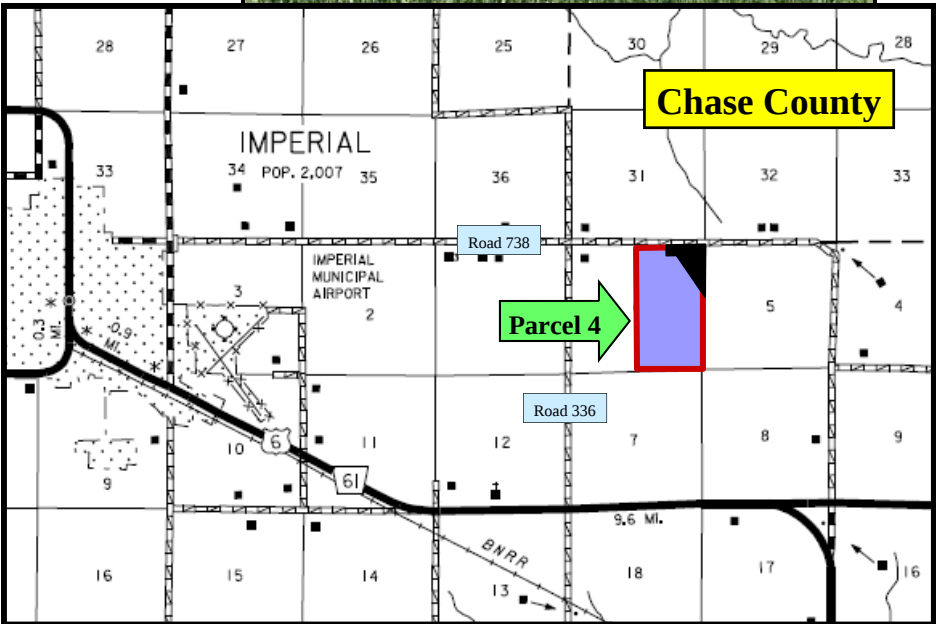
Parcel 2: NE1/4 Section 1-T9N-R38W, including 153.9 acres : 123 pivot irrigated, balance in dryland corners. 2010 Taxes \$2,450. County gravel east & north. Well G-050447; 450 ft depth, 115 ft static, 192 ft pumping level, 2,332 gpm at drilling in 1976. 2008 Zimmatic pivot with Isuzu diesel motor (3-phase electricity available); 126.4 acres Certified Irrigated acres Upper Republican NRD. 53% Class I Kuma; 47% Class II Satanta soils; level to very gently sloping.

Unit A: Parcels 1 & 2 combined - 312.9 total, 250 irrigated acres

Parcel 3: SW1/4 Section 33-T11N-R38W, including 156.5 acres : 127 pivot irrigated, 21.4 acres CRP Contract, balance in rangeland corners. 2010 Taxes \$2,062. County gravel west & south. Well G-040855; 410 ft depth, 110 ft static, 145 ft pumping level, 2,056 gpm at drilling in 1974. Electric pivot with 100 HP electric well motor; 126.5 Certified Irrigated NRD acres. Valent loamy fine sand; undulating to sloping.

Parcel 4: Tract in E1/2 Section 6-T6N-R37W, including 289 acres : 182 pivot irrigated, 78 dryland corners, balance building site & trees. 2010 Taxes \$4,070. County gravel on north. Well G-034630; 340 ft depth, 104 ft static, 162 ft pumping level, 2,056 gpm at drilling in 1971. North pivot Zimmatic with 75 HP electric well motor; south pivot Zimmatic. 181.2 Certified Irrigated acres. Class I, II, and III soils.

Parcel 4 Possession at end of the 2012 growing season.



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