

160 ACRES PERKINS COUNTY, NE IRRIGATED CROPLAND

LAND **ABSOLUTE** AUCTION

TUESDAY, NOV. 8, 2011 @10:30 AM, MST
AUCTION LOCATION: AMERICAN LEGION, GRANT, NE

SELLER: KEUTEN FARM

LEGAL DESCRIPTION:
NE/4 OF SECTION 32-11N-39

LAND LOCATION: From the intersection of Hwys 61 & 23 in Grant, Nebraska, go 3 miles West, then 3 miles North on County Road 325 to the SE corner of the property. **SIGNS ARE POSTED!**

MANNER OF SALE: This real estate will be offered in one tract only. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: 10% down day of sale, with the balance to be paid on or before December 9, 2011, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by the auction company in their trust account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CROPS: Seller will retain the 2011 corn crop.

FSA PAYMENTS: Cropland acres - 150.2
(131.3 certified acres under the pivot)
CRP acres - 8.6

**INTERNET BIDDING
AVAILABLE - Register
by October 31st to bid
online. Call for details.**

	BASE ACRES	DCP YIELD
Corn	139.0	122
Wheat	11.1	34
Barley	0.1	36

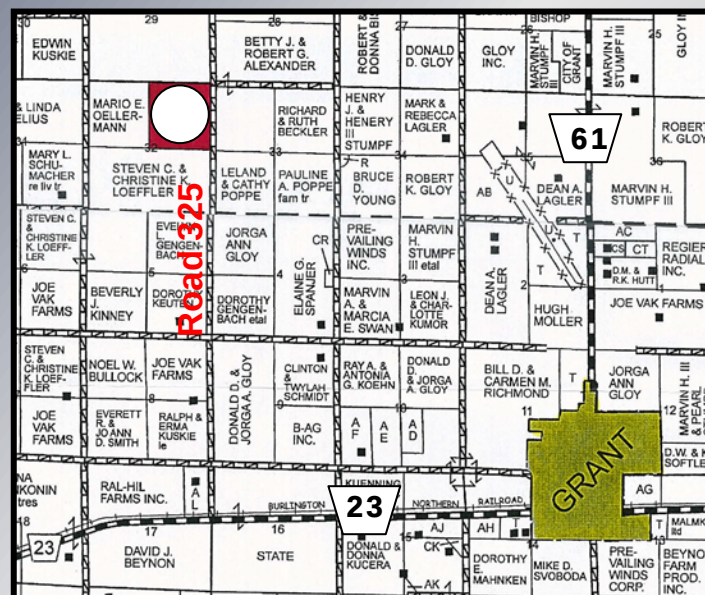
Buyer will receive 100% of all FSA payments associated with the 2012 crop year.

CRP PAYMENTS: There are 8.6 acres currently enrolled in the CRP program at \$32.00 per acre for a total annual payment of \$275 with the expiration date to 9/30/2012. Buyer will receive 100% of the 2012 CRP payment, which payment will accrue from October 1, 2011, through September 30, 2012, and all future years' CRP payments under the current CRP contract.

CLOSING: Date of closing will be on or before December 9, 2011.

POSSESSION: Date of closing, subject to tenant reserving the right to graze corn stalks up to March 1, 2012.

REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. (2010 taxes - \$2,257.54)



IRRIGATION EQUIPMENT: The following irrigation equipment is located on the property and is included in the sale: '75 Gifford Hill 360 10-tower sprinkler w/drops, updated gearboxes, center drive, gearbox; Isuzi diesel T120 motor; 1,000 gallon diesel tank; Randolph 125HP gearhead. Sprinkler is nozzled at 850 GPM.

WATER RIGHT: There is one irrigation well on this property that is located in the Upper Republican Natural Resource District and is subject to their rules and regulations. The well is permitted for 13" annually (total of 65") for the 5 year period that began in 2008. Contact Upper Republican NRD office for more information.

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a Farm, Ranch and Land Purchase Agreement immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer in the amount of the purchase price with the premium to be paid one-half by the Buyer and one-half by the Seller. Title evidence will be provided on sale day.

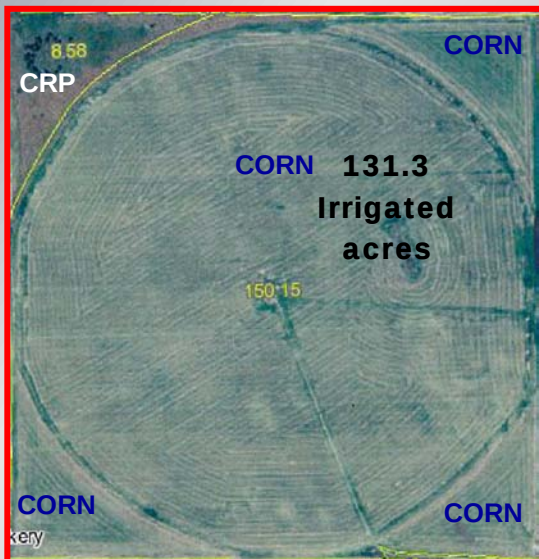
ACREAGES: Acreage figures are considered to be approximate and are from reliable, sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Seller or Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to any oil and gas leases of record.

AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the *Exclusive Agents of the Seller.*

FOR VIRTUAL TOUR VISIT
www.farmandranchrealty.com



AUCTIONEER'S NOTE: This **EXCELLENT IRRIGATED QUARTER** has an excellent well with 13" allocations plus any left from the last 4 years. The Gifford Hill system has been well maintained and is in good working condition. The engine and generator are included in the sale.

The land will sell to the highest bidder without reserve as to price. This quarter will make an excellent long term investment with a good return.

There are many great farmers in the area who are anxious to farm the land either on a cash or crop share basis.

Call Don Hazlett for further details. **SIGNS ARE POSTED!**

FARM & RANCH REALTY, INC.



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TOLL FREE - 1-800-247-7863

DONALD L. HAZLETT
BROKER/AUCTIONEER

"When you list with Farm & Ranch, it's as good as SOLD!"

