

LAND FOR SALE

PETERSON FAMILY FARM PRELIMINARY BROCHURE

OFFERING: The Peterson family is offering for sale 13 tracts of prime Valley County and Sherman County agricultural real estate, including feedlot facilities.

SUBMISSION OF OFFERS: Interested parties will submit offers on one or more tracts of land that they desire to buy. Offers shall be submitted to brokers or attorney clerk, hereinafter referred to as "agent". The agent will prepare a written offer and the prospective buyer will sign the written offer and deliver a check to the broker or clerk for 10% of the offered purchase price. The agent will have discretion to deposit the check upon acceptance of the offer. Agents may request confirmation of Buyer's credit worthiness. Offers may be submitted to said agents until **March 12, 2010**.

PRIVATE AUCTION: The three highest bidders on each tract will be invited to participate in a private auction on **March 15, 2010**. The highest bidder will be determined on each tract at this private auction. All invited bidders shall have the opportunity to bid on all tracts of land at the private auction.

SUCCESSFUL BID: The person or organization which has the highest bid on each tract of land will then sign the Purchase Agreement and present a check for 15% of the purchase price. Unsuccessful bidders will have their funds returned.

TERMS: This cash sale requires a 15% earnest deposit and the signing of a Purchase Agreement immediately following the bidding procedure. The balance of the purchase price is payable in certified funds at closing on or before April 15, 2010. The Purchase Agreement will not be contingent on financing. If Buyer fails to close on the closing date Seller may declare the purchase contract void with the said down payment forfeited to Seller. At Sellers option, Buyer shall pay interest at the rate of 12% from the date of scheduled closing until actual closing. Seller shall convey title by Warranty Deed. Title insurance will evidence marketable title. Property sells subject to easements, rights of way, zoning and restrictions of record and free and clear of all liens. Property sells in "as is" condition.

POSSESSION: Buyers shall be given possession of said real estate at closing.

COSTS: Cost of an owner's title insurance policy shall be shared equally between Buyer and Seller. If Buyer needs a lender's policy, the additional expense shall be Buyers. Seller pays documentary stamp tax. Buyer pays recording fees. If Tracts 4 and 5 sell to different Buyers, the two said Buyers shall equally divide the cost of surveying the boundary line between Tracts 4 and 5.

TAXES: 2009 real estate taxes paid by Seller with 2010 real estate taxes paid by Buyer.

BROKERS OF SALE:

Agri Affiliates, Inc.
Bart Woodward, Broker
(308) 234-4969

Wolf, Inc.
Steve Wolf, Broker
(308) 728-3101

CLERK OF SALE:

Stowell, Kruml, Geweke & Cullers, P.C., L.L.O.,
Robert D. Stowell (308) 728-3246

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

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KEARNEY OFFICE

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In Cooperation With:

WOLF, INC. AUCTION & REAL ESTATE
1514 L Street, PO Box 328, Ord, NE • 308-728-3101
Steve Wolf, Broker & Auctioneer • Dani Warner, Sales Associate
www.wolfnebraska.com



Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

PETERSON FAMILY FARM
PRELIMINARY BROCHURE

<u>Parcel #1</u>	
Legal Description:	W1/2 of Section 3 and all of Section 4, with exceptions, T16N-R14W of the 6th P.M., Sherman County, NE
Property Description:	927.6 acres +/- Farm consists of a 5,500 head cattle feedlot facility with pivot irrigated and dry cropland along with pasture. Features include two homes and 35,000 bushels of grain storage.
<u>Parcel #2</u>	
Legal Description:	NE1/4 Section 3-T16N-R14W of the 6th P.M., Sherman County, NE
Property Description:	157.25 acres +/- Farm consists of a pivot irrigated quarter.
<u>Parcel #3</u>	
Legal Description:	SE1/4 Section 3-T16N-R14W of the 6th P.M., Sherman County, NE
Property Description:	157.25 acres +/- Farm consists of a pivot irrigated quarter.
<u>Parcel #4</u>	
Legal Description:	N1/2 and part of the SW1/4 Section 5-T17N-R14W of the 6th P.M., Valley County, NE (Final legal description and acres to be determined by survey.)
Property Description:	321 acres+/- Farm consists of a 4,500 head cattle feedlot facility with pivot irrigated and dry cropland.
<u>Parcel #5</u>	
Legal Description:	Part of the SW1/4 Section 5 and N1/2N1/2 Section 8-T17N-R14W of the 6th P.M., Valley County, NE (Final legal description and acres to be determined by survey.)
Property Description:	302 acres +/- Farm consists of hardland pasture.
<u>Parcel #6</u>	
Legal Description:	NE1/4 Section 21-T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	160 acres +/- Farm consists of a pivot irrigated quarter with an improvement site that includes 100,000 bushels of grain storage.
<u>Parcel #7</u>	
Legal Description:	SW1/4 Section 26-T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	160 acres +/- Farm consists of pivot irrigated quarter with woodland and cattle pens.
<u>Parcel #8</u>	
Legal Description:	NW1/4 Section 27-T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	160 acres +/- Farm consists of pivot irrigated and dry cropland with a cattle pen.
<u>Parcel #9</u>	
Legal Description:	W1/2 Section 32-T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	320 acres +/- Farm consists of pivot irrigated and dry cropland with a cattle pen.
<u>Parcel #10</u>	
Legal Description:	NE1/4 Section 20-T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	160 acres +/- Farm consists of a pivot irrigated quarter.
<u>Parcel #11</u>	
Legal Description:	S1/2 Section 27, except improvement site, T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	305 acres +/- Farm consists of two pivot irrigated quarters with gravity irrigated and dry crop corners. There is also a cattle pen in the south east.
<u>Parcel #12</u>	
Legal Description:	NW1/4 Section 26-T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	160 acres +/- Farm consists of dry cropland with irrigation development potential.
<u>Parcel #13</u>	
Legal Description:	SE1/4NE1/4 Section 27-T18N-R14W of the 6th P.M., Valley County, NE
Property Description:	40 acres +/- Farm consists of gravity irrigated cropland.

Offers accepted until **March 12, 2010**
(2010 crop year possession)



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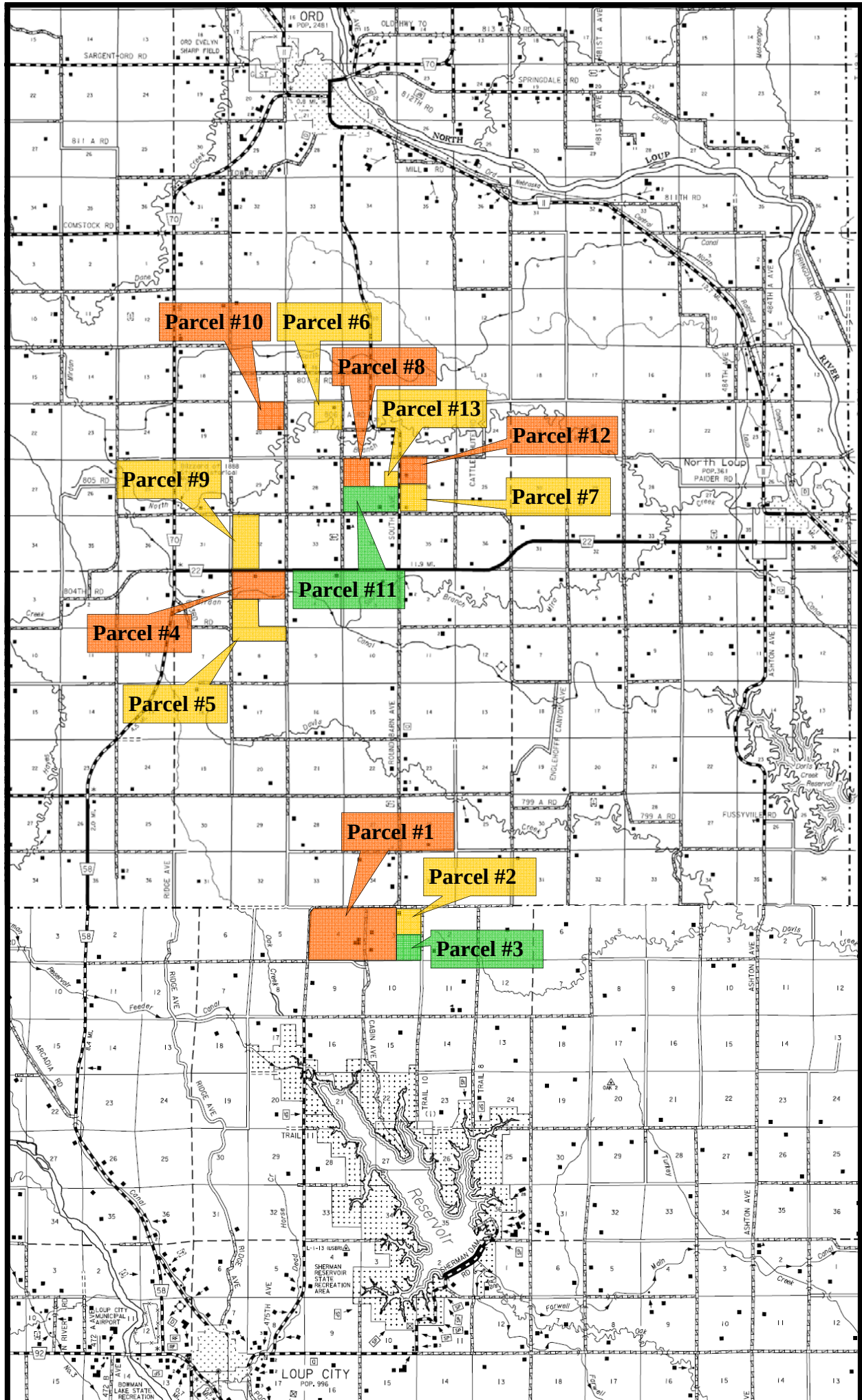
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LOCATION MAP

Peterson Family Farm

Sherman & Valley Counties



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