

Jutten Farm

Colorado / Nebraska State Line between Holyoke, Imperial, Wray

Real Estate Auction - 2,875 Acres in 4 Parcels & Combination A 1,381 Acres Irrigated, 9 Center Pivots, Chase County, Nebraska

1 PM Mountain, Tuesday, March 2, 2010 Imperial Inn, 748 E. 12th St., Imperial, NE, off NE#61

Procedures

The auction of real estate for **Jutten Properties, LLC** is contingent upon receipt of the Minimum Bid for each parcel, or combination. Title Insurance Commitment, Purchase Agreement and Supplemental Brochure are available for your review from Agri Affiliates, Inc.

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 or before April 1, 2010. **The Purchase Agreement will not be contingent on financing. If Purchaser fails to Close on the Closing date due to financing, Seller may declare the Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; at Seller's Option, Buyer shall pay 12% interest from the date of scheduled Closing until the actual Closing.** Seller to convey title by Warranty Deed; Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company shared 50/50 by Seller/Purchaser. 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 adequacy of water rights, water availability, irrigation & building improvements, or growing wheat. All parcels must sell, or none sell.

Possession - At Closing, including 100% of growing winter wheat.

Taxes - 2009 real estate taxes paid by Seller; 2010 paid by Purchaser. (Due to parcel separations, some taxes are estimated.)

Minerals - 25% of Oil, Gas, and Mineral rights pass to Purchaser.

Acreages - Reported acreages were obtained from the Chase County USDA FSA office, and County Assessor. The Parcels sell without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence/field boundaries.

Survey - If sold separately, Parcels 2 and 3 to be surveyed for legal description only, without regard to acres. Cost shared 50/50.

USDA-FSA - Approximate Base Acres by Landowner Designation, will not be negotiated, subject to County FSA Committee approval.

NRD - Property is located in the Upper Republican NRD, and subject to any allocations, controls or regulations.

Seller : Jutten Properties, LLC

Information contained in this brochure 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.

Listing Agent : Jerry Weaver

Contact Broker for Supplemental Brochure

Mike Polk, Duane McClain, Loren Johnson

Bruce Dodson, John Childears - Broker

Tony Eggleston - Certified General Appraiser

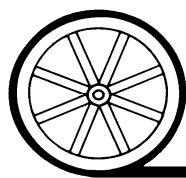
North Platte, Nebraska

308 / 534 - 9240

Kearney Office 308/234-4969

Gering Office 308/633-5505

www.agriaffiliates.com



AGRI AFFILIATES, INC.

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

in cooperation with



Contact: **Ralph E. Walchle . Joseph C. Burns . Bryan W. Walchle**

21263 Hwy 550 - Montrose, Colorado 81401
(970) 249-4300 phone - (970) 249-1313 fax
www.eagleland.com

LAND BROKERAGE, INC.

Storm Date March 9 - same place & time

Jutten Farm is located in Chase County, Nebraska, adjacent to Colorado

Contact Broker for Supplemental Brochure

~ **All wells are electric, transformers at the wells**

~ **43.85 Inches allocation for remaining 3 years**

~ **Pumping levels mainly 95 to 150 foot**

~ **97% FSA Corn Base @ 136 Bushel Yield**

~ **Above average field and internal roads**

~ **Good 3 & 4 barbed wire fencing**

~ **Excellent pipeline livestock water for range & corn stalks**

Parcel 1

All Section 20 except a tract-T5N-R41W; 620 taxed acres - 2009 taxes \$5,878. 255.6 Acres Pivot Irrigated; 364 Acres Sandhills Rangeland. 254.6 certified irrigated acres. Well Registrations: G-059558, G-063604 drilled in 1978 & 1980. 2 - Valley Center Pivots, Models 4971; 2 - 75 HP Electric Motors. Stock water from submersible/pipeline, plus windmill.

Minimum Bid - \$ 575,000

Parcel 2:

N1/2, N1/2S1/2 Section 19-T5N-R41W; Pt E1/2 east of existing road Section 24-T5N-R42W; 580 taxed acres - 2009 taxes \$7,535. With 389.1 Acres Pivot Irrigated; 190 Acres Sandhills Rangeland. 386.7 certified irrigated acres. Well Registrations: G-022528 & G-024360 drilled in 1963 & 1965. 2 - Valley Center Pivots, Models 6000 & 4071; 1 - 75 and 1 - 150 HP Electric Motors. Nice 1980 steel building 50 X 100, overhead door, water & electric, full concrete floor. Submersible at steel shop, with pipeline livestock water.

Minimum Bid - \$ 780,000

Parcel 3:

SE1/4SE1/4 Section 14; E1/2E1/2 Section 23; W1/2 and E1/2 west of existing road Section 24; NE1/4NE1/4 Section 26-T5N-R42W; 876 taxed acres - 2009 taxes \$9,776. With 423.9 Acres Pivot Irrigated; plus 452 Acres Rangeland. 426.8 certified irrigated acres. Well Registrations: G-056534, G-0061191 & G-056697 drilled in 1976, 1979 & 1977; with 3 - Valley Center Pivots, Models 4971, 4071 & 8000. 2 - 75 and 1- 150 HP Electric Motors. Stock water from submersible/pipeline, windmill.

Minimum Bid - \$ 875,000

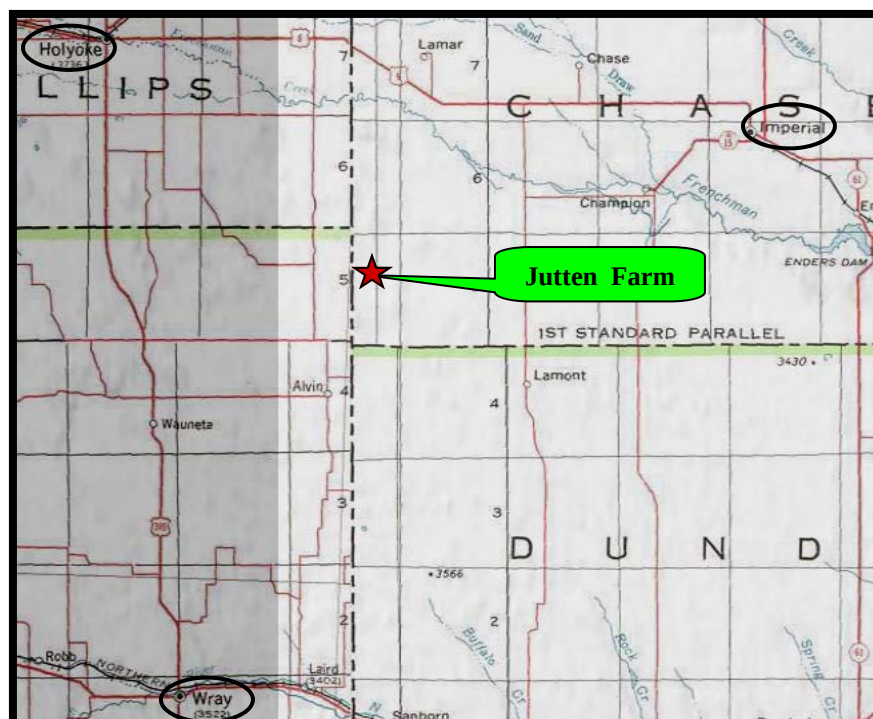
Combination A: 2,076 Acres - Parcels 1, 2 & 3 above
Excellent economic/physical unit; 1,068 pivot, 1,000 range;
good steel shop; submersible wells & pipeline water.

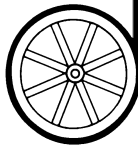
Minimum Bid \$ 2,230,000

Parcel 4:

Pt S1/2N1/2, S1/2 Section 1; E1/2SE1/4 Section 2; NE1/4NE1/4 Section 11; N1/2 Section 12-T5N-R42W; 798 taxed acres - 2009 taxes \$7,335. 312.1 Acres Pivot Irrigated; 485 Acres Sandhills Range. 310.7 certified irrigated acres. Well Registrations: G-032207 & G-032208 drilled in 1969 & 2004; 2 - Valley Center Pivots Models 4865. 1- 60, 1 - 100 HP Electric Motors. Stock water by submersible & pipeline

Minimum Bid - \$ 670,000





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Farm & Ranch Management, Appraisals, Real Estate Sales

The Contract

When two people meet an agreement made,
the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand,
on their word of honor they take their stand.

These days there are contracts all written out,
so there is nothing to dispute about.
But if a person won't stand on their word understood,
A piece of paper won't make it good.

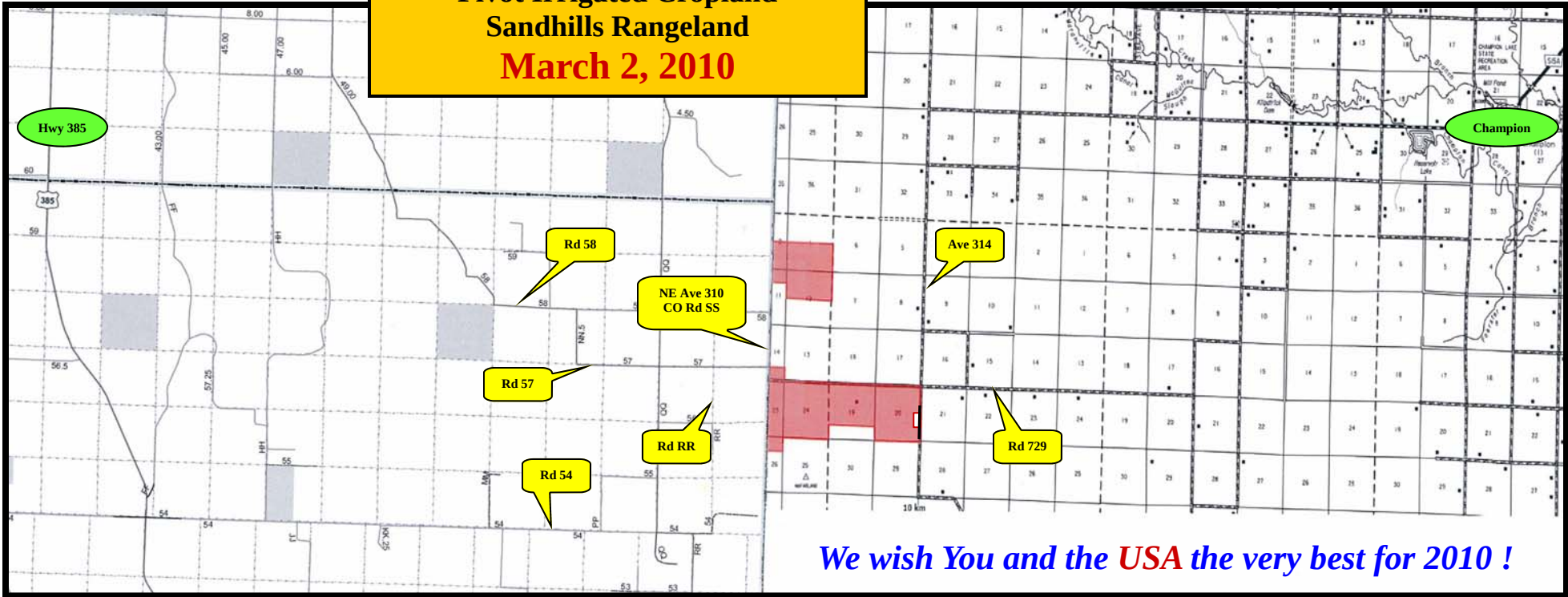
Shalah



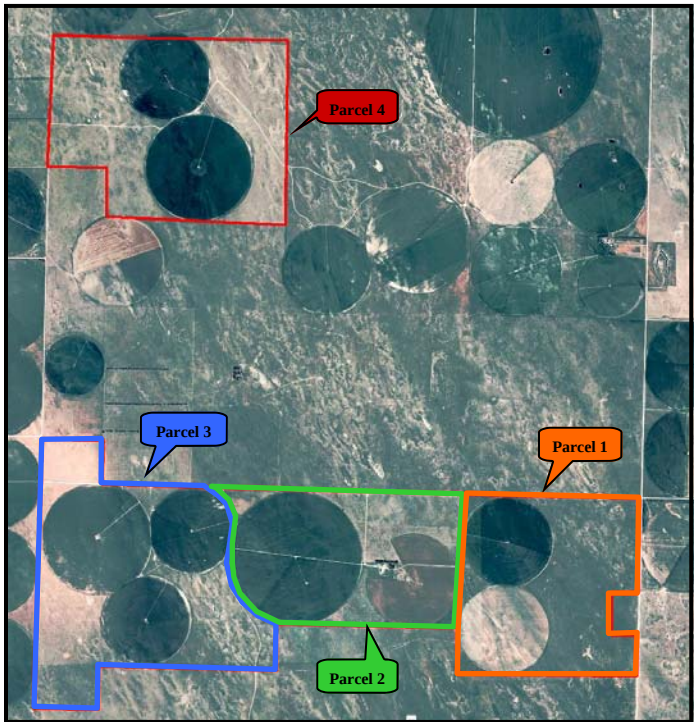
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Real Estate Auction Pivot Irrigated Cropland Sandhills Rangeland March 2, 2010



We wish You and the USA the very best for 2010 !



Thanks for Your
Friendship
& Business