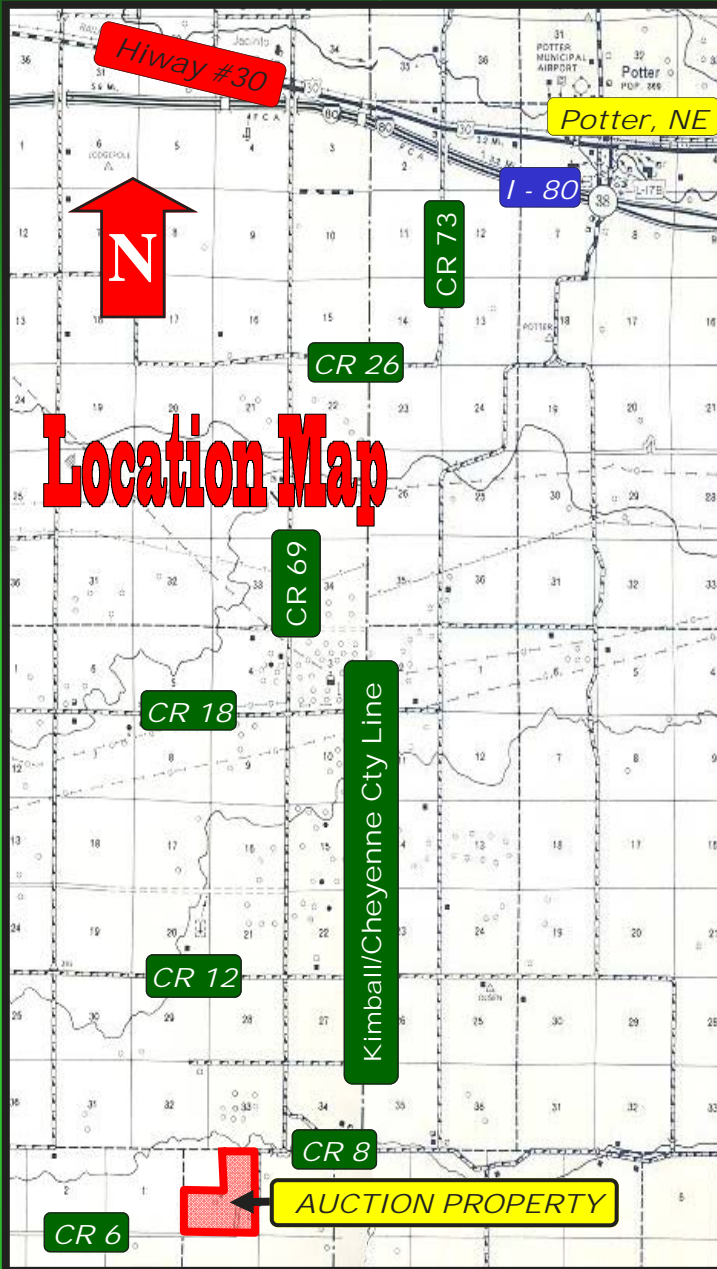


STEINRUCK CRP/GRASS - 491 Acres - Kimball County, NE



LOCATION: SE Kimball County. From Potter, NE, 4 mi west on Hwy 30 to CR 69, 12 mi south on CR 69 to CR 8, 1/4 mi west to NE corner of property.

OVERVIEW: CRP available for the investor and a grassland parcel for a homesite or to add to existing operation.

SALE TERMS/PROCEDURE: The "STEINRUCK CRP/GRASS AUCTION" is based on a MINIMUM BID. The sale of the property is triggered whenever the highest bid or bids received equal or exceed the TOTAL MINIMUM BID of \$125,000. Property to be offered in 2 Parcels and as a Single Unit. No parcel sells unless both parcels sell.

POSSESSION: Possession upon closing.

MINERAL RIGHTS: Seller to convey all owned mineral rights to Purchaser(s), if any.

PROPERTY DESCRIPTION

PARCEL #1A - 63 Ac. Pasture - All that part of the SE1/4 lying south & east of the county road in Section 6, Township 12 North, Range 53 West. **Suggested Opening Bid: \$12,500**

PARCEL #1B - 428 Ac. CRP/Grass - NE1/4 less a tract & S1/2 except Parcel #1A, All in Section 6, Township 12 North, Range 53 West. 305.1 ac enrolled in CRP program being Contract #1207A. Contract expires September 30, 2014. Annual contract payment is \$9,916, which is \$32.5/ac. Seller to convey 2009 CRP payment to purchaser; 44.7 ac idle cropland with FSA crop base of: 44.7 ac wheat w/31 bu yield, .9 ac oats w/40 bu yield, .1 ac corn w/93 bu yield, and .9 ac barley w/37 bu yield; 78.2 acres grass. **Suggested Opening Bid: \$112,500**

SINGLE UNIT: 491 Ac CRP/Pasture - 305.1 ac. CRP, 44.7 ac. idle cropland, 130.2 ac grassland; See Parcel #1A & #1B for further description of property.

MINIMUM BID: \$125,000

