

163 +/- Acres Hitchcock County, NE

FARM LAND AUCTION

Auction Location: TCDC Building, Trenton, NE

Date & Time: March 19, 2015 at 10:00 a.m.

SELLER:

Donald Hagan, Jr

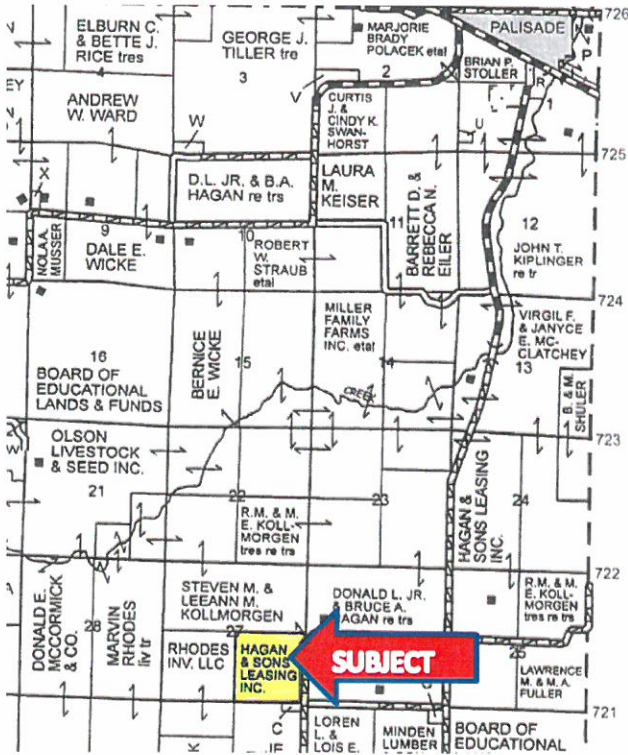
LEGAL DESCRIPTION: SE/4, Section 27-T4-Range 34 West of the 6th PM
Hitchcock County, NE

MANNER OF SALE: Single Tract Auction

TERMS: 10% down day of sale, with the balance to be paid on or before April 20, 2015 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 Gateway Realty of McCook, Inc. 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 so the Buyer(s) are capable of paying cash at closing. The property sells in "AS IS" condition. No warranty is expressed or implied as to adequacy of any portion of the property for any use.

ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER ALL MATERIAL OR ANY ORAL STATEMENTS PREVIOUSLY MADE

MINERALS: Sellers mineral rights are not included. Production on property.



CLOSING: On or Before April 20, 2015

REAL ESTATE TAXES: 2014 \$5,626.64 Seller will pay taxes for 2014 and prior years.

ACREAGE: Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA and county assessor figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres or county assessor acreages. The tracts sell without regard to acres. No warranty is expressed or implied as to exact acres.

EASEMENT: This sale is subject to all rights-of-way, reservations, restrictions and easements whether recorded or not and all visible easements.

EVIDENCE OF TITLE: Seller will provide Title Insurance to the Buyer(s) in the one-half (1/2) by the buyer(s) and one-half (1/2) by the seller. Title evidence will be provided on sale day. Buyer(s) may close as soon as closing documents are prepared - no later than April 20, 2015

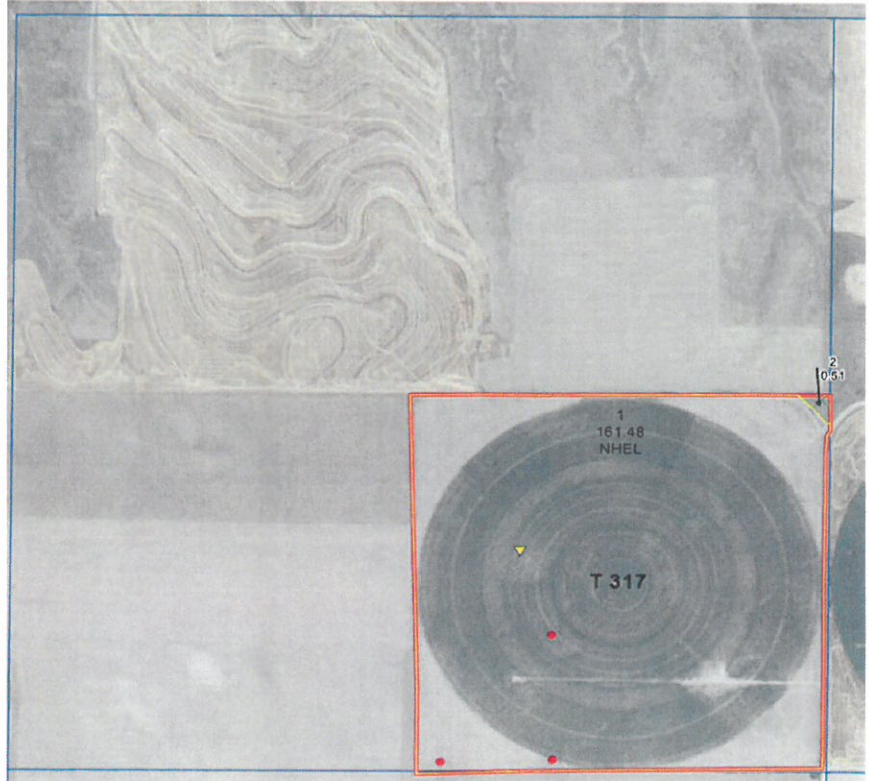
ACCEPTANCE OF BIDS: The successful bidder(s) will be required to enter into a Gateway Realty of McCook, Inc., purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

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

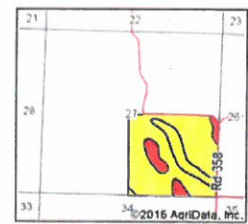
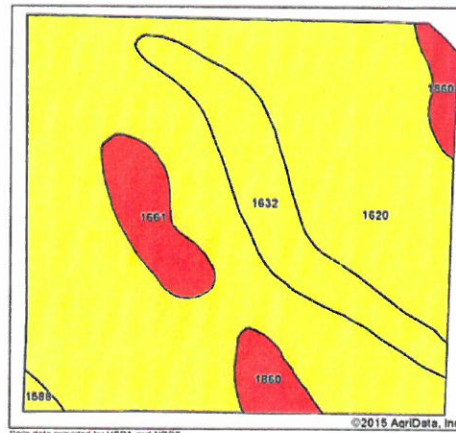
IRRIGATION: Well drilled in 2000. Well Registration #G108486 Valley pivot, John Deere diesel power unit and Sargent Pump.

POSSESSION: At Closing. Pre-closing possession for spring field work will be granted.

FSA MRNRD: 162 +/- acres, Middle Republican NRD 125 certified acres. 59.1" of water remains for 2015-2017.



Soil Map



State: Nebraska
County: Hitchcock
Location: 27-4N-34W
Township: Palisade
Acres: 161.48
Date: 2/28/2015



Code	Soil Description	Acres	Percent of Acreage	SRPG Legend	Non-IR Class	IR Class	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Sorghum Hay	Wheat
1620	Keith silt loam, 1 to 3 percent slopes	124.10	78.9%		IIIe	IIIe	87							
1632	Keith silt loam, 1 to 3 percent slopes, eroded	20.02	12.4%		IIIe	IIIe	87	2		5	41	118	41	2
1661	Lodgepole silt loam, frequently bonded	8.79	5.4%		IIIe	IVw	29							
1860	Ulysses silt loam, 3 to 8 percent slopes, eroded	7.58	4.7%		IIIe	IIIe	50	1		4	27	112	38	1
1589	Blackwood silt loam, 0 to 1 percent slopes	0.93	0.6%		IIIe	I	65	2		6	43	132	45	3
					Weighted Average		64.1	0.3		0.8	6.8	20.6	7.1	0.3

Gateway REALTY OF MCCOOK, INC
123 West B St
McCook, NE 69001

Office 308-345-5520 or 1-800-218-9771

www.gatewayrealestate.com/mccook

AGENCY: Gateway Realty of McCook, Inc., Its agents and representatives are exclusive agents of the seller. This information is believed to be correct, but not guaranteed

Randy Bauer - Broker/Listing Agent 308-345-5520
Johnny Walker - Agent/Auctioneer 308-340-7173