

863 +/- Acres Hitchcock County, NE

FARM LAND AUCTION

Auction Location: Hitchcock County Courthouse

Date & Time: August 5, 2014 At 10:00 A.M. CT

SELLER: *Pauline Hageman Estate*

LEGAL DESCRIPTION: Part SE 1/4 15-3-32; N 1/2 15-3-32; SE 1/4 S 1/2 NW 1/4 Part SW 1/4 of 10-3-32 Hitchcock County, NE

LOCATED: 4 miles west of Culbertson, Nebraska on Highway 34

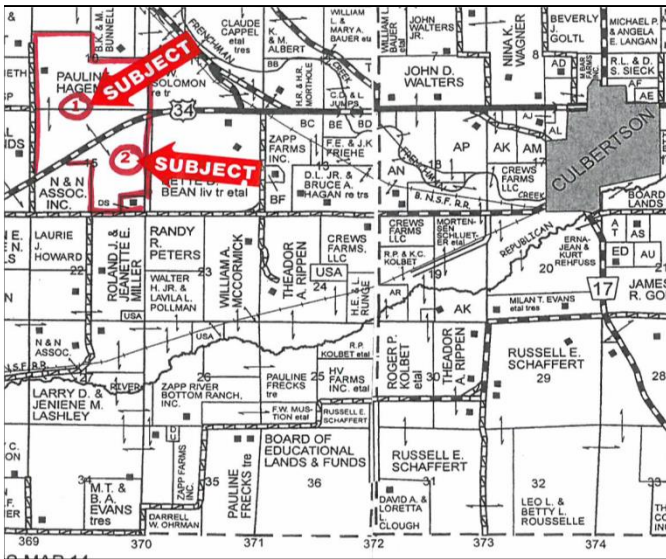
MANNER OF SALE: This real estate will be offered as "Multi-Parcel" auction in 2 tracts and in combination of tracts 1 & 2. It will be sold in the manner that produces the highest aggregate bid.

TERMS: 10% down day of sale, with the balance to be paid on or before September 5, 2014 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 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: Seller shall transfer to Buyer their ownership of mineral rights.

CLOSING: On or Before September 5, 2014



REAL ESTATE TAXES: \$8,410.42 All previous and 2014 taxes to be paid by Seller.

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. 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 amount of the purchase price with the premium and escrow to be paid 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 September 5, 2014.

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.

LEASE: A communication tower is in place on property with 10 year contract. Payment of \$325.00 per month shall go to Buyer.

POSSESSION:
174 Acres summer fallow immediate for fall seeding
Pasture ground for immediate possession upon closing
Fall crop of corn residue pasturing to be completed Jan. 1st, 2015

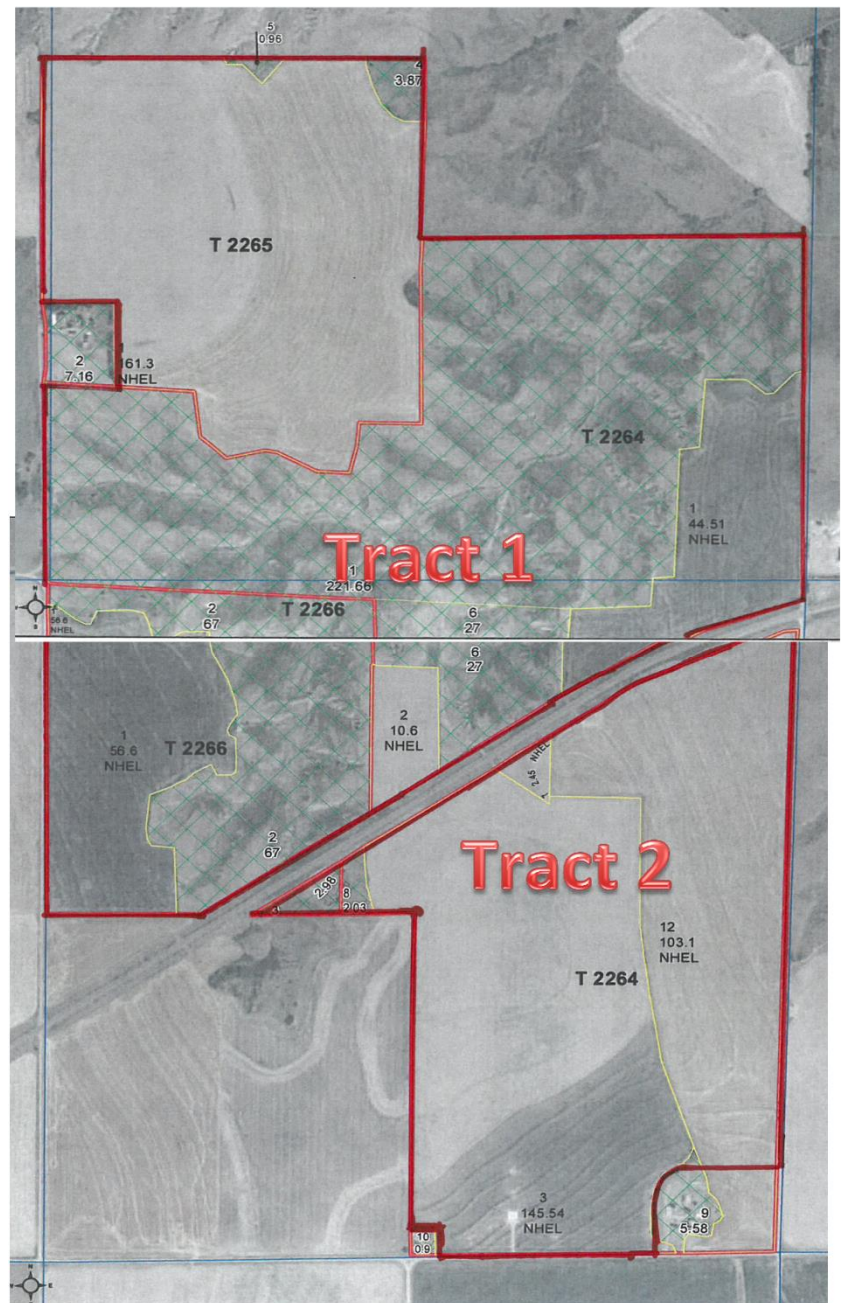
CROPS:
Total Cropland 524, Grassland Acres 339,
CPR Acres 0

Tract 1: 339 Acres Grassland, 101 Acres Growing Wheat, 90 Acres Growing Corn, 82 Acres Summer Fallow, Total Acres 612+/-

Terms: Growing Wheat to Seller, Growing Corn 40% to Buyer, Summer Fallow to Buyer for fall planting less expense of chem fallow, Grassland possession at closing

Tract 2: 48.2 Growing Wheat, 99.5 Growing Corn, 103 Summer Fallow, Total Acres 250+/-

Terms: Growing Wheat to Seller, Growing Corn 40% to Buyer, Summer Fallow to Buyer for fall planting less expense of chem fallow,



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

Randy Bauer -Broker 308-345-5520
Mark Wacker - Agent 308-345-5520
Keith Arterburn - Agent 308-345-1793
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

For Information Call
Johnny Walker - Listing Agent/Auctioneer 308-340-7173