

622 +/- Acres Red Willow County, NE

FARM LAND AUCTION

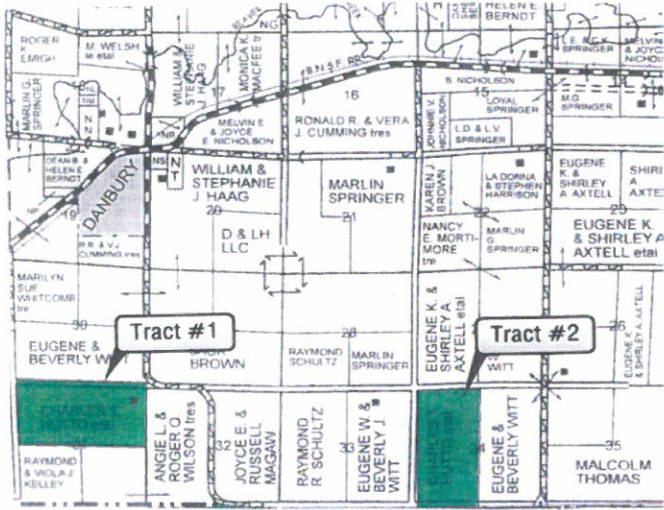
Auction Location: Danbury Community Center, Danbury, NE

Date & Time: February 17, 2015 10:00 A.M.

SELLER:

Hutto-Splichal

LEGAL DESCRIPTION: NE/4, NW/4 31-1-27 and NW/4+SW/4 34-1-27
Red Willow County, Nebraska



MANNER OF SALE: This real estate will be offered as Tract 1, Tract 2 and combination of Tracts 1 & 2. It will be sold in manner that produces the highest aggregate bid.

TERMS: 10% down day of sale, with the balance to be paid on or before March 17, 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: Seller will reserve 1/2 of minerals they own for period of 20 years or as long as production continues in commercial quantities.

CLOSING: On or before March 17, 2015.

REAL ESTATE TAXES: Seller will pay taxes for 2014 and prior years. 2014 taxes Tract 1: \$3,212.54; Tract 2: \$4,610.40.

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 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 March 17, 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.

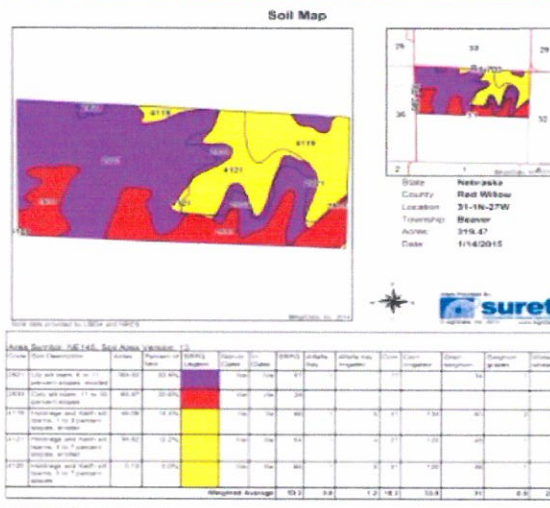
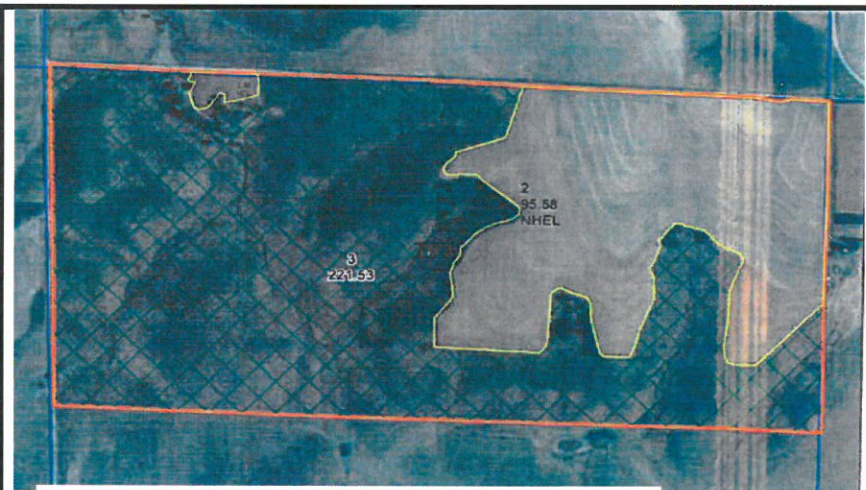
INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Gateway Realty of McCook, Inc., its agents or representatives are making any warranties about the property, either expressed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

POSSESSION: Both Tracts subject to existing cash lease through 2015. Buyer will receive 2015 cash rent.

FSA INFORMATION:

	Base Acres		Direct Yield	
	Tract 1	Tract 2	Tract 1	Tract 2
Wheat	50.12	116.3	37	37
Corn	15.5	35.8	54	54
Soybeans	2	4.5	16	16
Grain Sorghum	9.4	21.7	57	57
Total Base Acres	77.1	178.3		

	TRACT 1	TRACT 2
Total Cropland Acres	97.94	226.33
Grassland Acres	221.53	66.6
TOTAL	319.47	292.93



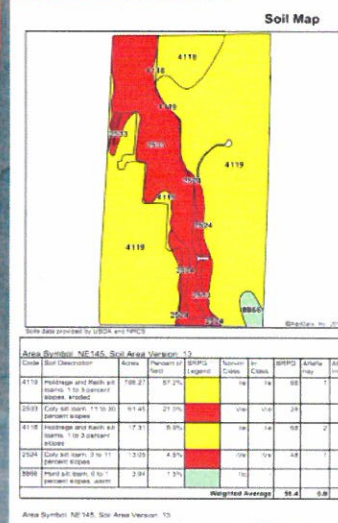
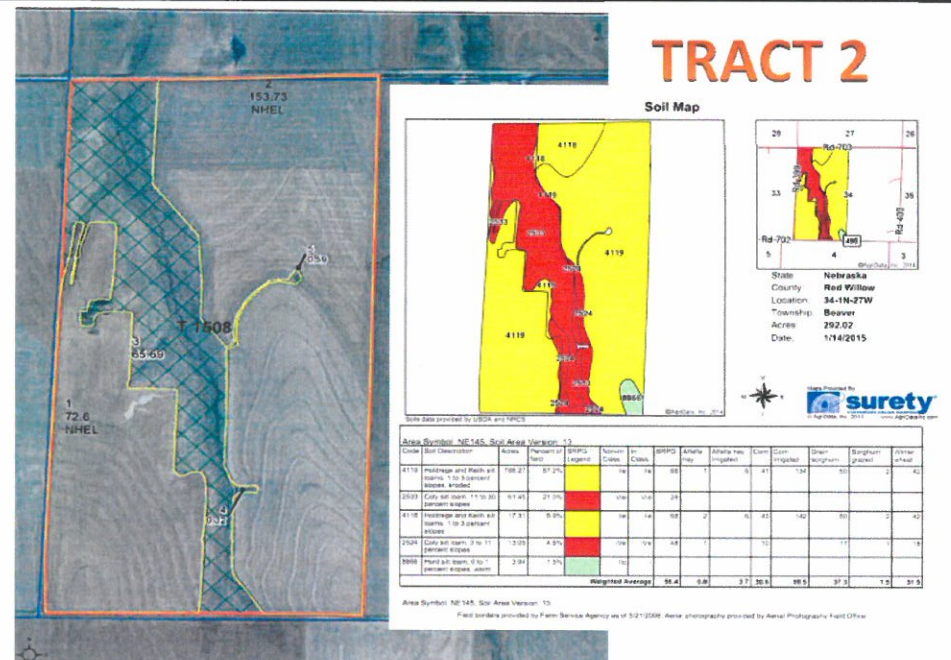
TRACT 1

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



Randy Bauer - Broker 308-345-5520
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.



TRACT 2