

Trenton Farm

Real Estate Auction

2 parcels Dryland Cropland - Hitchcock County, Nebraska

10 AM Central, Thursday, July 25, 2013 - Hitchcock County Courthouse, Trenton

Procedures

Trenton Farm includes 2 parcels of primarily cropland, some rangeland. Located 2 miles west, 7 south of Trenton, Parcel 1 adjoins NE#25 two miles north of the Kansas border. The Purchase Agreement, and the Title Insurance Commitment are available for your review from either Broker.

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 August 8, 2013. **No contingency for financing.** Seller will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and an Insured Closing by the Title Company shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. 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.

Possession - At Closing, subject to existing Cash Lease through 2014.

Taxes - 2012 real estate taxes paid by Seller; 2013 by Buyer.

Minerals - One-half Owned Oil, Gas, and Minerals pass to Buyer.

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

USDA-FSA - Historic Base Acres pass to Buyer by cropland ratio, subject to County FSA Committee final approval.

MRNRD - The property is located in and subject to rules and regulations of the Middle Republican NRD.

Sellers :

Leona M Hedke Estate, Delores Nowak Estate

The Farm is located in T1N-R33W, Hitchcock County, Nebraska

Parcel 1: SE1/4 and part S1/2NE1/4 Sec 20, plus NE1/4 Sec 29 except a tract of building improvements; reserving an access easement across that tract; subject to an access easement in favor of that tract on the existing road from the highway. Adjoins NE#25, with North Fork of Driftwood Creek on the north boundary. 305 tax assessed acres; 2012 estimated real estate taxes \$2,650. FSA 196 cropland acres, mostly Class II & III Keith silt loam soils; 109 acres rangeland, mostly Sulco silt loam. Electric fence on rangeland reserved to the Tenant. Livestock water provided by well on reserved building site. Old, unused livestock well in far northeast corner.

Parcel 2: SE1/4 Sec 30, plus N1/2NE1/4 Sec 31. From the Kansas state line on NE#25, 1 mile west and 1 north on oilfield road. 243 tax assessed acres; 2012 real estate taxes \$2,387. FSA 193.5 cropland acres, nearly 100% excellent Class II Keith silt loam; 49.5 acres unfenced rangeland, without livestock water.

Unit A: Parcels 1 & 2 combined as above.

Listing Agents :

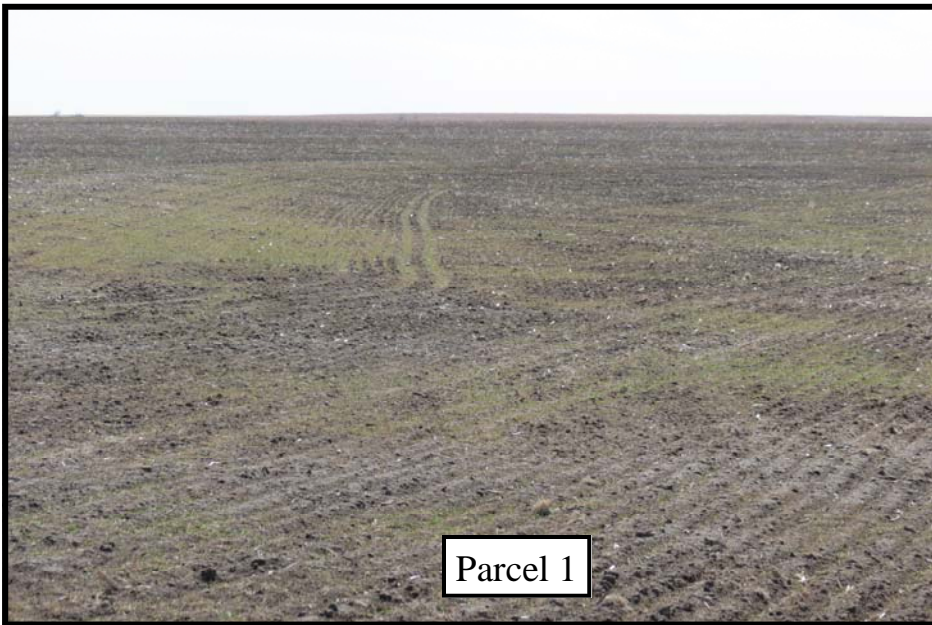
Mike Polk 308/539-4446 Agri Affiliates

Johnny Walker 308/340-7173 Gateway Realty

308/345-5520 Gateway Realty

308/534-9240 Agri Affiliates

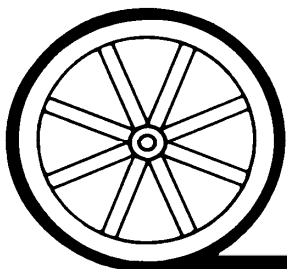
Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and Gateway Realty of McCook are acting as Agent of the Seller.



Parcel 1



Parcel 2



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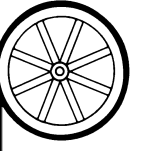
North Platte, Nebraska

Gateway
REALTY OF McCOOK, INC.

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308.345.5520

McCook, Nebraska



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Farm & Ranch Management, Appraisals, Real Estate Sales
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Auction July 25, 2013

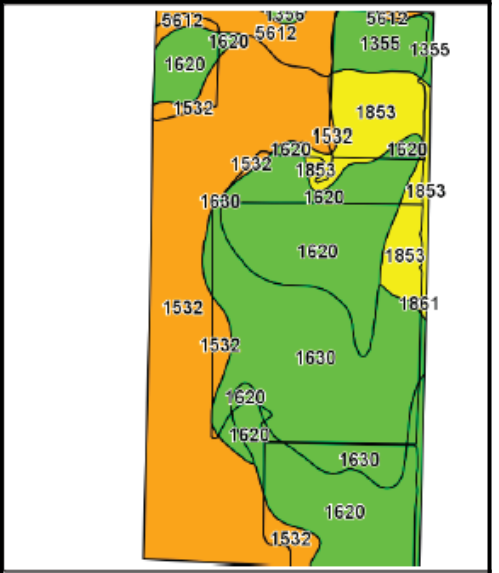
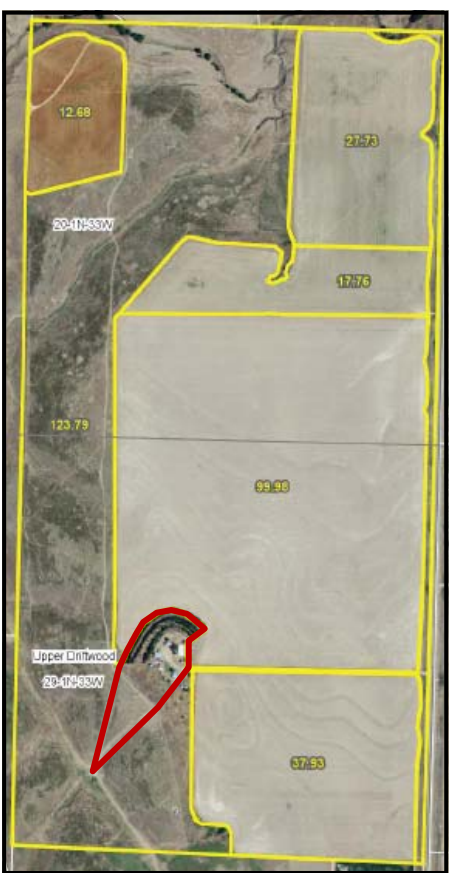
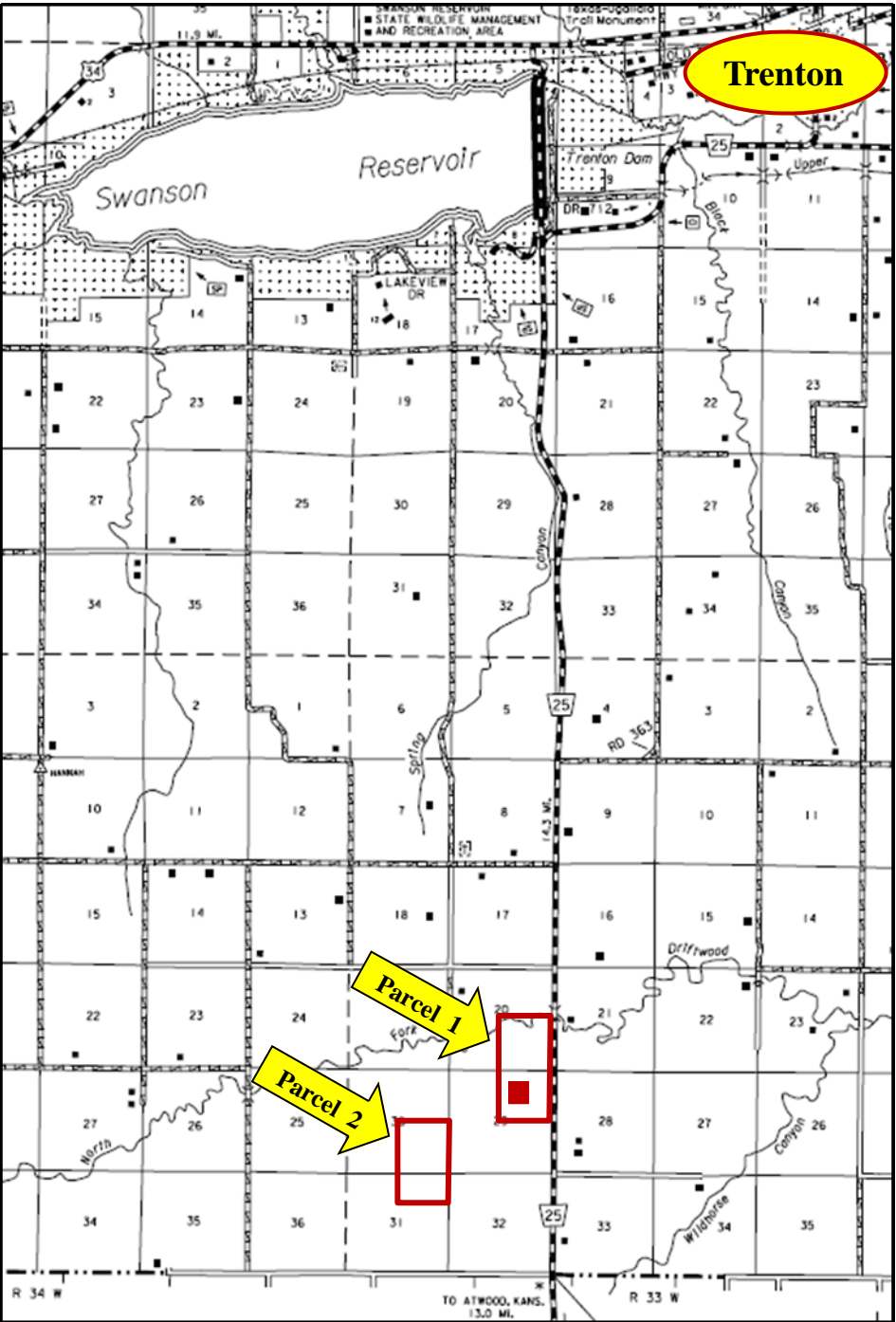
FOR SALE

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 REALTY OF MCCOOK, INC.

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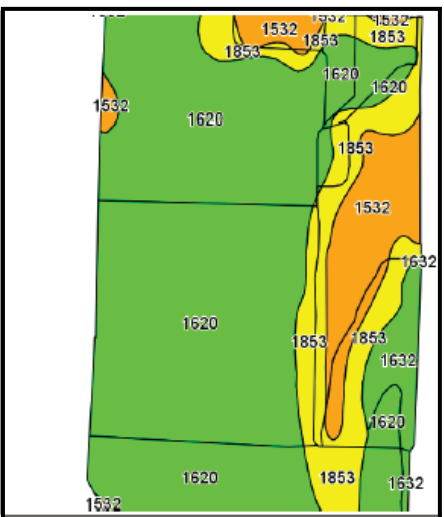
gatewayrealestate.com/mccook

123 West B in McCook, Nebraska



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
1532	Sulco silt loam, 9 to 30 percent slopes	104.9	32.8%		Vie
1620	Keith silt loam, 1 to 3 percent slopes	89.7	28.0%		Ile
1630	Keith silt loam, 3 to 6 percent slopes, eroded	68.9	21.5%		IIle
1853	Ulysses and Sulco silt loams, 6 to 9 percent slopes, eroded	28.6	9.0%		IVe
5612	Craft loam, channeled, frequently flooded	14	4.4%		VW
1355	Bridge silt loam, 0 to 1 percent slopes	12.2	3.8%		IIc



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 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
1620	Keith silt loam, 1 to 3 percent slopes	167.8	69.0%		Ile
1853	Ulysses and Sulco silt loams, 6 to 9 percent slopes, eroded	38.2	15.7%		IVe
1532	Sulco silt loam, 9 to 30 percent slopes	28.1	11.6%		Vie
1632	Keith silt loam, 1 to 3 percent slopes, eroded	9.1	3.8%		Ile

