

LAND AUCTION

Friday, Oct. 31, 2008 • 1 p.m.

AUCTION LOCATION: Community Events Center
downtown Newman Grove, NE

LAND LOCATION: From Lindsay, NE 7 miles West on Highway 91 to the Platte/
Boone County line (550 Ave. & 340 Ave.) then 1 mile South.

From Albion, NE approximately 8 1/2 miles East on Highway 91 to the Boone/
Platte County line (550 Ave. & 340 Ave.) then 1 mile South.

148 ACRES

PLATTE COUNTY, NEBRASKA

GENERAL INFORMATION: Good laying, 100% farmable, Western Platte County farm improved by a 900 gpm irrigation well (pivot and power unit owned by the tenant). This is an excellent opportunity for you to add a great farm to your operation or make your very first farm land investment. Start plans now to make it yours on October 31!

LEGAL DESCRIPTION: The NW1/4 of Section 30, Township 20 North, Range 4 West of the 6th P.M. Platte County, NE

IRRIGATION WELL INFORMATION: 8" well, drilled in 1977, test pumped to 900 gpm, 286 ft. total depth.

FSA INFORMATION: 145.1 cropland acres, 72.2 corn base acres, 72.2 soybean base acres.

TAX INFORMATION: Taxed as 148.30 acres. The 2007 taxes were \$4194.56.

SOILS INFORMATION: Soils consist of Before Silty Clay Loam, Moody Silty Clay Loam and Nora - Crofton Silty Clay Loam.

TERMS AND CONDITIONS OF SALE: Cash with a 15% earnest deposit the day of the auction and the balance on or before December 12, 2008 the date of final closing. At closing the buyer will receive landlord possession with full possession to the buyer March 1, 2008 following expiration of the current lease. Seller will retain all of the 2008 lease income. Cost of title insurance and closing escrow agent will be divided equally between buyer and seller. Any base acres to which the property is entitled will pass to the buyer.

Any and all improvements are being sold as-is with no warranty or guarantee. Pivot system and power unit are not included in the sale of the property.

Buyers are reminded this is a cash sale. Any needed financing must be arranged by purchaser prior to bidding, no bids will be accepted that are subject to financing. The seller will be paying all of the 2008 taxes and the buyer will be paying all the 2009 taxes.

Fowlkes Realty & Auction Co. Inc. and its agents represent the sellers as sellers agents.

L. Marilyn Ross, Gary L. Kramer and Paul E. Kramer, Sellers

Auction conducted by:



FOWLKES REALTY & AUCTION CO., INC.

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