

Dry Cropland

160 m/l Acres Dundy County, Nebraska

Land Auction

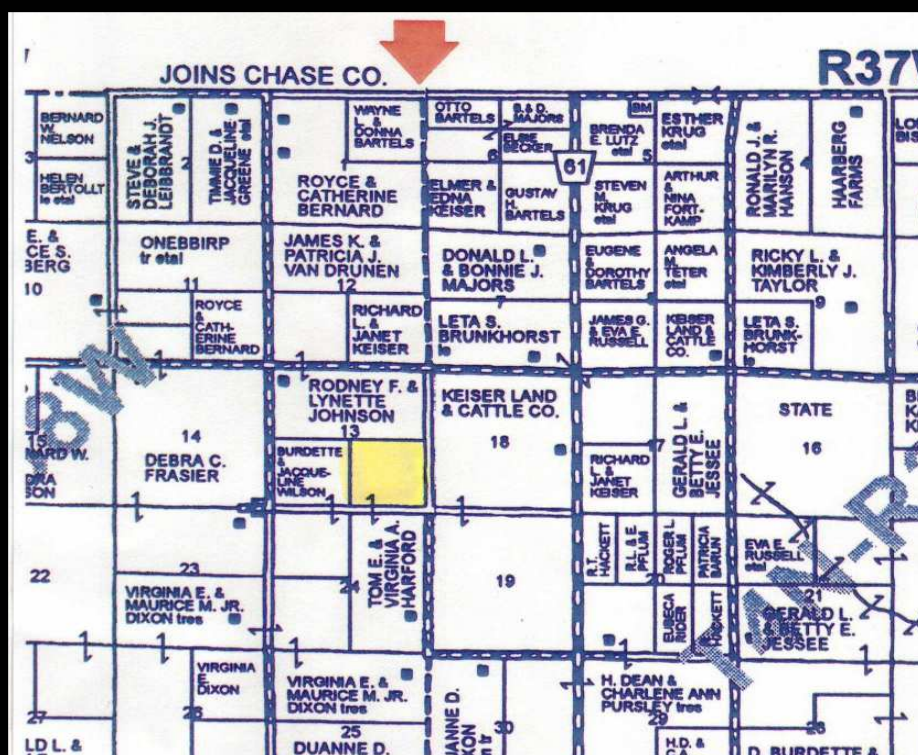
Tuesday, January 15, 2008 @ 10:00 a.m., MST

Auction Location:

Moreland Realty Office
501 Broadway,
Imperial, Nebraska

Legal Description

SE 1/4 13-4-38
Dundy County, Nebraska



Land Location: From Chase-Dundy County line on Hwy 61, go 3 miles south, then go 1 mile west to the corner of Rd 723 and Ave 337.

Location of Auction: Office of Moreland Realty, 501 Broadway, Imperial, Nebraska

Manner of Sale: The property will be offered with the Sellers to reserve the right to accept or reject any or all offers the day of sale.

Terms: 15% down day of sale, with the balance to be paid on or before January 31, 2008, 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 or wire transfer. All funds will be held by Moreland Realty 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.

Mineral Rights: All of the Seller(s) mineral interest's shall transfer to the Buyer(s) at Closing.



Crops: The Buyer(s) will receive the landlords 1/3rd share of the 90 acres m/l 2008 growing wheat crop. Tenants will retain 2/3rds share of said growing wheat crop. Buyer will receive possession of the 72.2 acres of chemical fallow at closing with payment to tenant of \$1,819.00 to reimburse cost and possession of wheat stubble following 2008 wheat harvest.

Crop Insurance: There is CRC crop insurance coverage at the 70% level in effect on the landlord's share of the 2008 growing wheat crop. Buyer (s) will pay the landlord's share of the premium \$303.00 and receive any benefits thereafter.

Soil Types: Keith Silt Loam and Ulysses Silt Loam

FSA Information: Buyer's will receive landlord's 1/3rd share of all FSA Wheat payments associated with the 2008 crop year, and 100% of all FSA feed grain payments associated with the 2008 crop year, subject to FSA regulations. FSA total base acres 147.1, wheat 76.4, grain sorghum 39.3, sunflowers 31.4.

Closing: The closing date will be on or before January 31, 2008, at which time the balance of the purchase price will be payable by cashier's check or wire transfer.

Possession: Possession will be day of closing, subject to tenant's rights to 2008 growing crops and transfer of the current sharecrop lease.

Condition of Sale: The tract will be sold "AS IS." The Sellers reserves the right to refuse any and all bids.

Taxes: All Real Estate taxes for 2007 (\$1,017.12) and prior years will be paid by the Seller. The 2008 Real Estate taxes will be paid by the Buyer(s).

Agency Disclosure: All Realtors of Moreland Realty, LLC are agents of the Sellers.

Acceptance of Bids: Successful bidder(s) will be required to enter a Farm & Ranch Real Estate Purchase Contract immediately following the auction. Copies of the contract will be available from the Moreland Realty prior to the sale.

Easements: This sale is subject to all easements, covenants and restrictions of record, any oil and gas leases of record.

Disclaimer: This information has been provided to Moreland Realty, LLC by persons we deem reliable, however, the listing agent makes no guarantee as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and rely on their own conclusions. **Announcements made auction day by the Listing Agent or the Auctioneer will take precedence over printed material or oral statements.** Bidding increments are solely at the discretion of the auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the Auctioneer.



Moreland Realty

501 Broadway, Imperial, Nebraska

308-882-5959

Mike Moreland

Associate Broker/Auctioneer

Make things Happen with MORELAND REALTY

MorelandRealty.com