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KRAUPIE'S

REAL ESTATE & AUCTIONEERS

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Dolson Land Auction Tract Information

TRACT THREE: 105 Acres more or less Irrigated Farm Land

Should this Tract sell separate from Tract Four, the dividing line will be surveyed.

Land located: 1 1/2 Miles south and 1 mile west of Broadwater, Nebraska

Legal Description: That part of the South Half of Section 29 (lying south of State Hwy. 92), Township 19, Range 48 West 6th P. M., Morrill County, Nebraska. (West of the Proposed Tract Four tree line)

General Description: This farm has tremendous proximity to the river and is a good productive farm. Currently with flood irrigation from a good irrigation well with a 20 Hp. Electric motor and pump. Water is delivered by cement irrigation ditch running along the south side of the property. There is a good potential for field hunting as well as crop production.

Well Information: Two irrigation wells are drilled and registered #G-018143 drilled in 1956 and filed in 1959 for 122 acres originally 1,521 Gallons per minute with a pumping level of 29 ft.! The second well (farther east) is #G-018144 was drilled in 1958 and registered in 1959 had 1,321 gallons per minute with a pumping level of 25 ft.! (This second well will be reserved for the benefit of Tract Four.)

Farm Ground Information: There are 94.1 acres in the west field and 10.94 acres of meadow. The land has been strip farmed with corn, beans, and alfalfa.

Taxes: The Buyer will pay all 2007 Real Estate Taxes at approximately \$927.19.

Possession: The Buyer will have full possession on closing subject to the current farm lease. The Buyer will assume the tenancy of the Farmer for the 2007 crop year. The land is leased on a 1/3 Landlord & 2/3 Tenant share of the corn and beans and 1/2 on the hay ground. The Tenant is Cliff Middleton. The Buyer will receive a 1/3 Landlord's share of the 2007 growing crop (to be harvested and delivered to the elevator upon re-payment of the actual 2007 Landlord's expenses.)

The information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyers should make their own investigations and inspections. Please contact Kraupie's for additional information.

