

# # 4

## KRAUPIE'S

### REAL ESTATE & AUCTIONEERS

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## Dolson Land Auction Tract Information

### TRACT FOUR: Acreage, Home & Irrigated Land 15 Acres more or less.

Should this Tract sell separate from Tract Three, the dividing line will be surveyed along the west side of the tree row.

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

**Legal Description:** That part of the South Half (lying south of the highway and east of the west edge of the Tree Row), in Section 29, Township 19, Range 48 West 6<sup>th</sup> P. M., Morrill County, Nebraska.

**General Description:** This tract will make someone a nice acreage for years to come. With an Oil State Highway frontage, your commute to Broadwater, Bridgeport or Sidney will be complimented by the every day aspects of the property. Currently with flood irrigation from a good irrigation well with a Horizontal belt drive pump, water is delivered by cement irrigation ditch running along the south side of the property. There are approximately 4 acres in the building site and several useable outbuildings. The property is protected nicely by a shelterbelt along the west side.

**Home: 1,504 Sq. Ft.**

**3 Bedrooms (Main Floor)**

**968 Sq. Ft. Basement (Partially Finished)**

**1 and 3/4 Baths**

**Well Information:** There is a domestic well supplying the home and corral. This acreage will benefit from the second irrigation well on the farm ground to the west (Tract 3). The Buyer of Tract 4 will have an easement to maintain and use the irrigation well to supply water for irrigation. The irrigation well (west of the yard and the eastern most well) is #G-018144 was drilled in 1958 and registered in 1959 had 1,321 gallons per minute with a pumping level of 25 ft.! The house well is G-107539 drilled in 2000 at 8 ft. and 18 gallons per minute.

**Farm Ground Information:** There are approximately 11.6 acres in the farm field.

**Taxes:** The Buyer will pay all of the 2007 Real Estate Taxes in the amount of approximately \$723.65.

**Possession:** The Buyer will have full possession on closing of the Home and buildings and 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 Trailer House belongs to Gene Dolson and is not included in the sale.

*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 additional information.*

