

# 1,280 ACRES KIMBALL COUNTY LAND

# AUCTION

**Friday January 25, 2008 ■ Sale Time: 1:30 p.m.**

**Sale Held at the Kimball Events Center in Kimball, Nebraska**



## **TRACT ONE**

**640 Acres +/-**

**Producing Wheat Farm**

**Section 2 -16 -57**

**558.6 acres Cropland**

**279 acres Wheat Base**

**1/3 of 2008 Growing Wheat!**

**228 Acres Planted to Wheat!**

**71 Acres in Grassland**

**Grain Bins!**

*The land has been in a rotation with Winter Wheat, Sunflowers and Summer Fallow.*

**TRACT ONE:** Located: from Kimball, Nebr. 10 miles North on Hwy. 71 to CR 54 then 8 miles West to the SE Corner.

## **TRACT TWO**

**640 Acres +/-**

**542 Acres in CRP!**

*(The Conservation Reserve Program)*

**Section 12 - 12 - 57**

**Program Extended to 2009!**

**Investment opportunity!**

**2/3 of the Annual Payment!**

**93 Acres Grassland not in CRP**

**TRACT TWO:** Located: from Kimball, Nebr. (at I-80) 13 miles South on Hwy. 71 to CR 6 and 4 miles West to the NE Corner.



### **Real Estate Taxes:**

The 2007 taxes for Tract One are \$1,484.10 based on an Assessed market value of \$125,263.00. Tract Two taxes are \$2,546.54 based on an assessed market value of \$206,174.00.

### **Possession:**

**TRACT ONE:** The Buyer will

have full possession on Closing of the Land in Stubble. The planted wheat is subject to the Tenant's Rights to harvest the crop. The Landlord's 1/3 share will be harvested and delivered to the elevator. **TRACT TWO:** The Buyer will have possession on closing subject to the Tenant's 1/3 share of the CRP payment until 9/30/09.

**Court House Records indicate:** TRACT ONE 601 Acres with 527 Farm Land, 69 Grass, 1 in farm site & 4 in roads. TRACT TWO indicates 653 acres with 547 CRP Farm Ground, 97 Grass, 1 in farm site & 8 in roads.

**Crop Insurance** is carried on Tract One. Please call Kraupie's for detailed information.

**The Annual CRP Payment to be delivered to the Buyer of Tract Two** Please call Kraupie's for detailed information.

**Minerals:** Seller is reserving a 1/2 non-participating royalty interest for 10 years.

The Price will be determined at Auction and is to be sold for cash, and not contingent upon loan approval. All financial arrangements must be made prior to auction.

**Deposit Sale Day:** \$20,000.00 (for each Tract) upon being the successful bidder which requires signing the Purchase Agreement. The balance will be due at closing, on or before February 25, 2008. The sale is subject to seller confirmation. However, it is the intention of the Seller to sell to the highest and best Bidder. Announcements made at sale supersede all prior advertising, printed or oral. Contact Kraupie's Real Estate for more information at 308-262-1150. *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.*



***Robert Halcomb & Katherine Linn***



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