

# NEAL HYDE ESTATE LAND AUCTION

## Monday August 16, 2010 Sale Time: 1:30 pm

**295 Acres +/- Wheat Land! To be offered in 2 Tracts. The sale will be held at The Community Hall in Lodgepole, Nebraska At 1:30 pm.**

### Dry Land Farmground

The Land is located north of Lodgepole, Nebraska

#### TRACT ONE: 135 ACRES +/-

This tract is all ready to plant for the 2011 crop year. The Seller has chemical fallowed the land and you will find this land in good condition and near ready to plant! In return for this possession, the Buyer will be obligated to re-pay the Seller for the spraying. This amount will be determined just prior to sale. An Early occupancy agreement may be necessary to plant prior to closing. Please contact Kraupie's for this information. Soils include: Keith Loam Sidney-Canyon complex and Duroc Loam. Note: due to circumstances beyond our control the acreage is short.

LOCATED: 5 miles north of Lodgepole (McCall St.) on CR 149 to CR 32 then 2 1/4 miles East to the NW corner.

LEGAL DESCRIPTION: E1/2 W1/2 Section 3, Township 14N, Range 46 West 6th P. M. Deuel County, Nebraska.

CROP INSURANCE indicates an average yield of approximately 48 bu. Based on 7 years of reported production. Crop Insurance yields are based on the current or prior producer and are not necessarily transferable. Please contact your Crop Insurance Agent.

REAL ESTATE TAXES: \$691.22 (2009). Court House records indicate a Total of 131.1 Acres with 130 acres of Non-Irrigated Farmland and 1.1 acres in roads.

Estimated CH Value for 2010: \$61,208.00 (taxed at \$44,070.00 or 72%).

The Seller will pay all of the 2010 taxes to Dec. 31, 2010 based on the most recent valuation and mill levy at closing.

FARM SERVICE AGENCY: Indicates 160 acres with 135.7 acres cropland; Wheat base, 112.4 acres with a 41 bu yield, and 5.8 acres barley base. (Approximate). Wheat Acres available to be planted for 2011 harvest: 135.7 acres +/-.

Approximate Total 2010 FSA Direct Payment to the land owner = \$1,960.00 +/-.

MINERALS: The Seller's are reserving No Minerals.

SALE DAY DEPOSIT: \$15,000.00

#### TRACT TWO: 160 ACRES +/-

This is also a one mile strip running east and west. This farm has been a good producer and was all in wheat for 2010. The Buyer will have possession at closing of the stubble. The soils include: Duroc Loam, Sidney-Canyon complex and Alliance Loam.

LOCATED: 8 miles north of Lodgepole (McCall St.) on CR 149 to CR 38, then 1 mile north on CR 151 and 1 mile east on CR 40 to the SW corner.

LEGAL DESCRIPTION: S1/2S1/2 Section 10, Township 15N, Range 46, West of the 6<sup>th</sup> P. M. in Garden County, Nebraska

CROP INSURANCE: Indicates a 44 bu. yield on a 10 year average. Crop Insurance yields are based on the current or prior producer and are not necessarily transferable. Please contact your Crop Insurance Agent.

REAL ESTATE TAXES: \$787.78 (2009) - 2009 Assessed Value: \$45,509.00. Court House records indicate a Total of 160 Acres with 155 acres of Non- Irrigated Farmland and 5 acres in roads. Estimated CH Value for 2010: \$90,981.00 (taxed at \$63,687.00 or 70%). The Seller will pay all of the 2010 taxes to Dec. 31, 2010 based on the most recent valuation and mill levy at closing.

FARM SERVICE AGENCY: Indicates 158 acres with 156.9 acres cropland, Wheat base: 129.4 acres with a 41 bu yield, Plus 8.9 acres barley base. Approximate Total 2010 FSA Direct Payment to the landowner was \$2,207.00.

MINERALS: Seller's are reserving No Minerals.

SALE DAY DEPOSIT: \$15,000.00

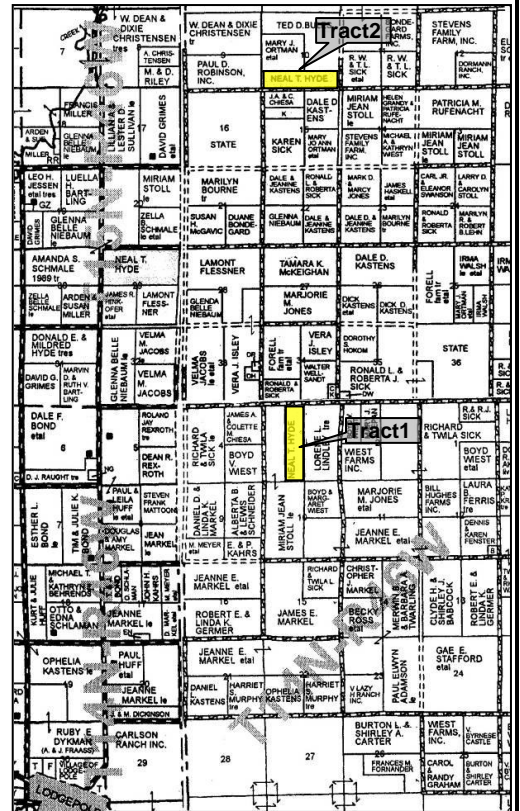
PERSONAL PROPERTY: Personal property excluded from the sale shall be the 2010 wheat crop, its allotments and FSA direct payments.

PLEASE WATCH FOR THE MACHINERY AUCTION TO BE HELD OCTOBER 25, 2010!

TITLE: Seller will convey property by Personal Representative's Deed supported by Title Insurance, showing good and merchantable title subject to easements and restrictions of record at a cost of one-half to Seller and one-half to Buyer. No Mineral search will be furnished.

**TERMS:** The land is to be sold for Cash. All financial arrangements must be made prior to the Auction. The sale is subject to Seller confirmation, however it is the Seller's desire to sell to the highest and best bidder. The Sale Day Deposit will be made day of sale upon being the successful bidder which will require signing the Purchase Agreement. The deposit will be applied to the purchase price with the balance due at **closing, on or before, September 15, 2010.**

**NOTE:** Information Obtained From Sources Deemed To Be Reliable, But Is Not Guaranteed. Interested parties should and are expected to conduct their own analysis. All Agent's representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyer's and Agents should note, we will not accept Sub-agency without prior written consent. Announcements at sale supersede all prior advertising printed or oral.



## KRAUPIE'S

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