

NEAL HYDE ESTATE LAND AUCTION

MONDAY AUGUST 16, 2010

SALE TIME 1:30 PM

At The Community Hall in Lodgepole, Nebraska

PRODUCING WHEAT LAND! NORTH OF LODGEPOLE, NEBRASKA

TRACT ONE: 135 ACRES +/-

Ready to Plant For The 2011 Crop

Good Soils and Production History

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. *Note: due to circumstances beyond our control the acreage is short.*

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

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 +/-

One Mile Strip Running East And West

Good Producer - All In Wheat For 2010

Full Possession of Stubble At Closing

LOCATED: 8 miles north of Lodgepole (McCall St.) on CR 149 to CR 38, then 1 mile east, 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 6th P. M. in Garden County, Nebraska

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. 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.

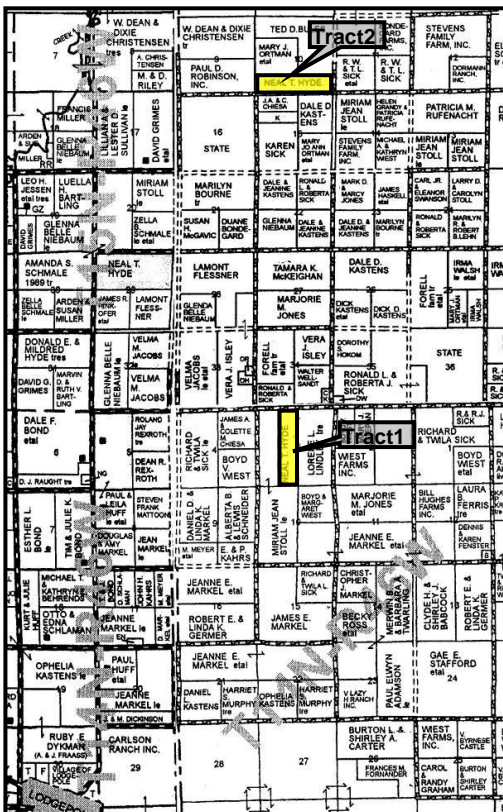
MINERALS: Seller's are reserving No Minerals.

SALE DAY DEPOSIT: \$15,000.00

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.

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



Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Announcements at sale supersede all prior advertising printed or oral.



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