

LAND AUCTION

FRIDAY FEBRUARY 5, 2010 SALE TIME: 1:30 PM

The sale will be held at the American Legion Hall in Hemingford, Nebr.

Prepare now to buy Productive Box Butte County Land!

BUYING LAND affords the potential to diversify your investment or add on to your existing operation! The Land is located Southeast of Hemingford, Nebraska.

This Land Auction will give you an opportunity to buy 160 Acres of Excellent Box Butte County Wheat Land. The land has had excellent care!

160 ACRES +/- DRY LAND FARMGROUND HEMINGFORD, NEBRASKA

This is a nice wheat farm with all income producing land! This farm contains primarily all Rosebud Soils. The farm has been chemical fallowed and as you will see by your inspection, the land is very clean and cosseted from erosion! Early return with 1/3rd of the crop coming soon

LOCATED: from Hemingford, Nebr. 3 miles south on Hwy. 2 to CR 68 then 3/4 south to the northeast corner. (Lying northwest of the corner of Grant Road & County Road 68.)

LEGAL DESCRIPTION: SE 1/4 of Section 33, Twp 27N Range 49 W 6th PM Box Butte County, Nebr.

CROP INSURANCE indicates an approved yield of 32 bu.! Buyer will assume the Landlord's share of the crop insurance. Great coverage! Call for details.

COURT HOUSE records indicate a Total of 160 Acres with 153 acres Non- Irrigated Farmland.

2009 REAL ESTATE TAXES: \$662.44

FARM SERVICE AGENCY indicates 163 acres with 159.3 acres cropland. This farm will carry a Wheat base of 85.7 acres with a 36 bu yield, Plus 3.1 acres oats base and 6.5 acres barley base.

MINERALS: The Seller's are reserving 1/2 Minerals in a Non-Participating Royalty Interest for 20 years from date of Deed.

SALE DAY DEPOSIT: \$15,000.00

All seeded to Winter Wheat!

The Buyer will receive a 1/3 share of the 2010 crop!

There are no improvements. The Personal property excluded shall be 2/3 share of the growing wheat crop. The Crop will be harvested by the current Tenant and delivered to the elevator. Some Landlord expense for fertilizer and herbicide will apply.

TITLE: Seller will convey property by Warranty Deed supported by Title Insurance, showing good and merchantable title to the Buyer.

TAXES: Taxes will be paid to December 31, 2009.

POSSESSION: There is a current lease on the property. The Buyer will receive a landlord's 1/3 share of the 2010 crop. The Buyer will have full possession of the land on closing subject to the Tenant's Rights. The current Tenant has been farming this land and would continue to farm if the Buyer would desire.

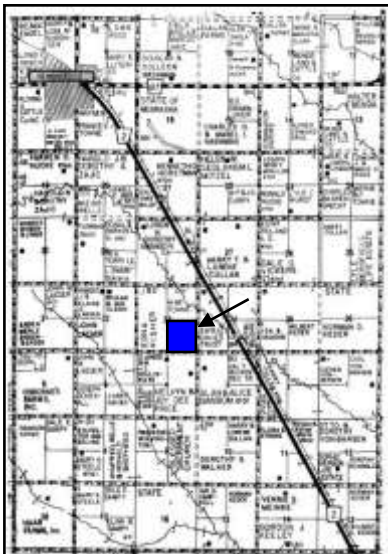
TERMS: The land is to be sold for Cash. All financial arrangements must be made prior to the Auction. The sale is subject to Seller confirmation. However it is the Seller's desire to sell to the highest and best bidder. The Sale Day Deposit will be made day of sale upon being the successful bidder which will require signing the Purchase Agreement. The deposit will be applied to the purchase price with the balance due at closing on or before February 26, 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. Announcements at sale supersede all prior advertising printed or oral.

DARREN & CHRISTY JELINEK OWNERS



KRAUPIE'S
• REAL ESTATE & AUCTIONEERS •
Bridgeport, Nebraska P.O. Box 100 69336
Phone 308-262-1150 e-mail: kraupie@farmauction.net
www.farmauction.net