

# 3 Center Pivots IRRIGATED LAND AUCTION

Tuesday January 19, 2010 1:30 pm  
MFF, LLC — Owners  
480 Acres in Sheridan County Nebraska!

Land Located: From Gordon, Nebr. 5 1/2 miles south on Hwy. 27 to 590 Rd. then 2 miles east and 6 miles south to the northwest corner..

**The Sale will be held at the Gordon Livestock Auction Market in Gordon, Nebraska  
Sold in Tracts or as a unit!**

Excellent water!  
Pumping levels around 100 ft.!  
Productive Soils!

415.5 NRD Certified Acres!  
No Water Limitation At This Time.

## **NORTH PIVOTS • 281 Acres +/- 186 Acres Pivot Irrigated And, 95 Acres**

The Large Pivot is a 12 Tower Valley Pivot fed by one electric Well. The Pivot was in Wheat and Planted back to wheat in the stubble. The Buyer will receive all growing wheat planted for the 2010 harvest! ▶ \$63.00 per acre (3 yr. average) Irrigation Power cost ▶ Well Maintained ▶ Low Pressure & Drops ▶

Soils capable of raising all crops associated with the area!

The smaller south pivot in this section is a T & L pivot with an Isuzu Diesel motor to power the pivot and the well. The motor is 3-4 yrs. old. ▶ Well Maintained ▶ Low Pressure & Drops ▶

**WELL INFORMATION:** (North Pivot) Well # G-047697 drilled in 3/15/1975; 480 acres; 1,600 GPM; Static level 60 ft.; Pumping Level 120 ft.; well depth 285 ft. ▶ And (South small Pivot) # G-060056 drilled in 5/15/1978; 94 acres; 600 GPM; Static 60 ft.; Pumping Level 100 ft.; Well Depth 285 ft.

**Legal Description:** Part of the E 1/2 and the NW 1/4 of Section 21, Township 31N, Range 41 West of the 6th PM in Sheridan County, Nebraska. (Exact legal to be determined by survey and Title Insurance).

**COURT HOUSE:** The 2009 Taxes (on this land only) were approximately \$1,837.55.

**SALE DAY DEPOSIT: \$50,000.00**

## **SOUTH PIVOT 160 ACRES +/- 134 Acres +/- Pivot Irrigated**

This is also a very good Circle Irrigated Farm! A Seven Tower T & L Pivot. This Pivot is currently in Alfalfa with soils capable of raising all crops associated with the area!

134.6 NRD Certified Acres ▶ 60 Hp Elect Motor ▶ Irrigation power costs \$65.00 per acre (3 yr. average) ▶ Well Maintained ▶ Low Pressure & Drops

**WELL INFORMATION:** Well # G-047702 originally drilled in 1975 and re-drilled in 1/24/2001; 130 acres; originally 1,000 gpm and re-drilled at 750 gpm ; Static level 45 ft.; Pumping Level 105; ft., Well Depth 260 ft.

**LEGAL DESCRIPTION:** NE¼ of Section 28, Township 31N, Range 41 West of the 6th PM in Sheridan County, Nebraska.

**COURT HOUSE:** The 2009 Taxes were approximately \$844.82.

**SALE DAY DEPOSIT: \$25,000**

**FARM SERVICE AGENCY INFORMATION:** This farm is signed up to participate in the Farm Program. FSA records indicate a total of 423.1 Cropland acres. A Corn Base of 328.1 acres with a yield of 85 bu. Approx. Total 2009 FSA Payment is \$6,505.00.

**POSSESSION:** The Buyer will receive full possession of the land on closing.

**PERSONAL PROPERTY:** The personal property included in the sale of this Farm is all attached irrigation equipment: Pumps, Motors, Pivots necessary to irrigate.

**PERSONAL PROPERTY NOT INCLUDED:** Hay or Feed harvested in 2009. (Should be removed by March 31, 2010.)

**TITLE:** Seller will convey property by Corporation Warranty 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. Each Tract of land in section 21 has a Meets & Bounds description as a Survey is in progress on the west edge of the 2 north pivots. Call Agency for updated information.

**TAXES:** Seller will pay customary closing costs and Taxes to December 31, 2009 based on the most recent valuation and mill levy.

**MINERALS:** The Seller's are reserving No Minerals.

**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 19, 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 Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyers and Agents should note: we will not accept Sub-agency without prior written consent.  
Announcements at sale supersede all prior advertising, printed or oral.

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