

KRAUPIE'S

REAL ESTATE & AUCTIONEERS

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MORRILL COUNTY

Land at Auction!

950 Acres +/-

Land located: From the East edge of **Broadwater, Nebraska** go 1 block north on CR 125 then 5 1/2 miles east on oil CR 84 and 1 mile north to the southwest corner. (Intersection of Rd 135 & Rd. 88)

The Unit: This is a nice smaller ranch that has the possibility to become a complete year around Ranch and Farm. This Unit would also be a great calving place. The Irrigated land under the circle is enrolled in the Conservation Reserve Program. The Unit has been running approximately 60 pair in the summer. There is over 1/2 mile of established Evergreen Trees. The pasture is fenced and cross-fenced with adequate water.

Tract One: 80 Acres +/- (1 mile long and 1/8th mile wide) This can be a nice rural acreage. The Tract will include the Nice Evergreen Shelterbelt, the Home Site and Older Two Story Home, Garage, Stock Barn and steel 51'x100' Quonset. The fence does not go all of the way to the west end. If sold separate, it will be the responsibility of the Buyer of this tract to establish the fence line.

Legal: The S1/2S1/2S1/2 of Section 9, Township 19N, Range 47 West of the 6th P.M., Morrill County, Nebraska.

Taxes: 2007 – If sold separately, the real estate taxes will be split by the County Assessor

Tract Two: 560 Acres +/- with a good variety of native Hard and Sandhills Grasses. A submersible well on the west side of the pasture and a Windmill (may need pulled) for stock water. This parcel has the benefit of an existing registered Irrigation Well with 134.5 Certified Irrigated Acres. The land under the prior circle (134.6 acres) was enrolled in the CRP. It is all seeded and in compliance. The Buyer may look forward to the possibility of Irrigated Land in the future! There is no irrigation equipment at the present.

Legal: All of Section 9 except the S1/2S1/2S1/2 in Township 19N, Range 47 West of the 6th P.M., Morrill County, Nebraska.

Taxes: 2007 - \$1,490.32 (for the entire section).

Tract Three: The West Half of Section 10 which is 309+/- Acres of Native Grass with submersible stock well. This tract is surveyed and fenced separately.

Legal: W1/2 of Section 10 (except approx. 10.764 acres on the east line), all in Township 19N, Range 47 West of the 6th P.M., Morrill County, Nebraska.

Taxes: 2007 - \$578.74

Real Estate Taxes: Total Tax = \$2,069.06 (2007 paid by the Seller) All taxes are subject to split by the County Assessor if sold separate.

Terms: The land will be offered in individual Tracts or as a Unit. **SALE DAY DEPOSITS:** Tract One: \$5,000.00; Tract Two: \$15,000.00; Tract Three: \$10,000.00; The Unit: \$30,000.00. The land is to be sold for cash and is not contingent upon loan approval. The Deposit is due upon being the successful bidder which requires signing the Purchase Agreement. The balance will be due in Certified Funds at closing, on or before April 2, 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. For detailed information, contact Kraupie's at 308-262-1150.

Farm Service Agency Information: This Farm has been enrolled in the regular Farm Program as well as the CRP Program. According to FSA, the total Farm has 949 acres in Farmland with 226 acres Cropland.

The Bases are: Corn 79 acres with a 115 bushel Direct Yield; Wheat 3.4 acres with a Direct Yield of 42 bushel; Total 2007 Direct Payment received by the Landowner = \$3,345.00.

There are two CRP Contracts (on Tract Two). Contract #215C has 66.9 acres enrolled from 10-01-1998 to 9-30-2011 annual contract payment to the property owner is \$2,120.00. Contract #264C has 67.7 acres enrolled from 10-01-1998 to 9-30-2012 annual contract payment to the property owner is \$2,076.00. The Buyers must assume and comply with the CRP Contract and eligibility to receive the annual payments. Should the Tracts sell separately; the Direct Farm Payments will be divided by the Farm Service Agency.

Well Information: There is a registered Irrigation well in the NW1/4 of Section 9, Reg. #G-049581, 600 gpm, pumping level of 257', dated 5/4/76 with 134.5 certified acres.

Minerals: The Seller is reserving a one-half non-participating royalty interest in oils, gases and minerals for 20 years.

Possession: Buyer will receive full possession on closing.

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.

