

LAND AUCTION

740 Acres Meadow Land, Farm Land & Grass Land

Cheyenne County, Nebraska

February 23, 2006 • 1:30 p.m.

The Sale is to be Held at the Cheyenne County Community Center, 627 Toledo, Sidney, NE
Land Located: From **Sidney, Nebraska**, Nebr. 12 1/2 miles west on Hwy. 30 to CR 87 &
then 1/8th mile south to the northwest corner of Tract One. From **Potter, Nebraska**
5 miles east on Hwy. 30 to CR 87 then south.

SOLD In Four Tracts Or As A UNIT!

I-80 Frontage!

Tract 1 - 180 Acres +/-

Beautiful Meadow on Lodgepole Creek!

**70 Acres of Water Rights Dated
1893! Irrigated Meadow! Pasture!**

Tract 2 - 120 Acres +/-

**Scenic Pasture! Farmland
Excellent views**

Tract 3 - 190 Acres +/-

Rustic Stone Barn & Home site

50 Acres Pasture

127 Acres Level & Flat Crop Land

On the south side of Lodgepole Creek

Tract 4 - 250 Acres +/-

185 Acres Level & Flat Pasture Land

64 Acres Crop Land

Oil County Road Access

Farm Service Agency Information: Each Tract will carry a Farm Service Agency Direct payment to the Land Owner & Tenant. The Buyer will be responsible to sign up the Farm for the 2006 payment attributed to each Tract. The Tenant will retain 2/3 share of the payment for the 2006 crop year on the acres to be planted to Millet. (Payments are subject to FSA guidelines).

Real Estate Taxes: 2005 Taxes for Tracts 1 & 2 \$894.78 2005 Taxes for Tracts 3 & 4 \$1162.58 (+/-)

Minerals: The seller is reserving a One Half Non Participating Royalty interest in oils, gases and minerals for 15 years from date of Deed. In event of Production, the reservation shall continue as long as production exist in commercial paying quantities. The land is not under current oil, gas or mineral lease.

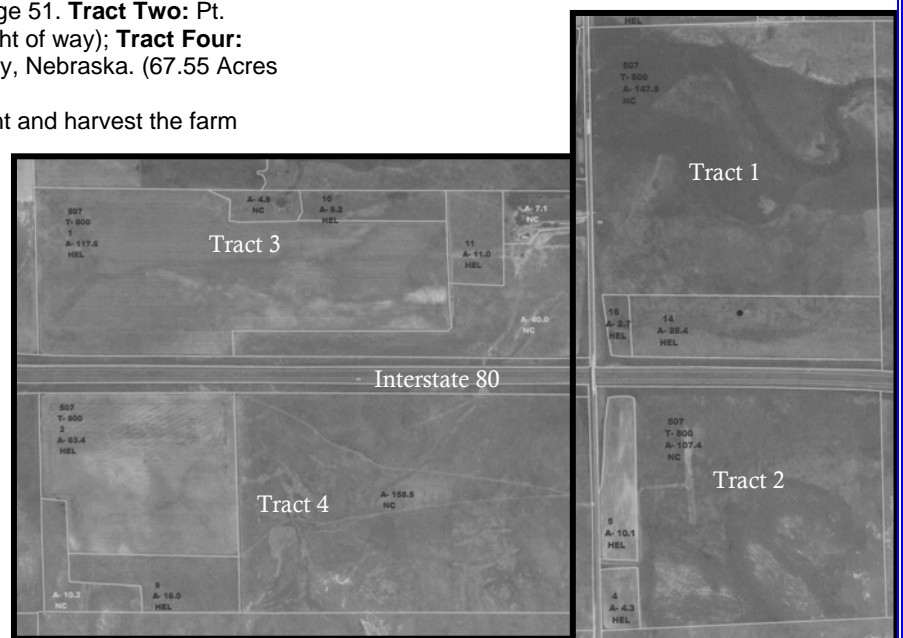
Legal: **Tract One:** Pt. W1/2, Section 7 (lying north of the Right of Way), Township 14 North, Range 51. **Tract Two:** Pt. W1/2 (lying south of the Right of Way); **Tract Three:** S1/2N1/2, Pt. N1/2S1/2 (lying north of the right of way); **Tract Four:** S1/2S1/2, Pt. N1/2S1/2 (lying south of the right of way); All West of the 6th P.M., Cheyenne County, Nebraska. (67.55 Acres have been deeded to the State)

Possession: The Buyer will have full possession on Closing subject to the Tenant's Rights to plant and harvest the farm land. The farm ground will be planted to Millet for 2006. The Buyer will receive a 1/3 Landlord's share which will be harvested by the Tenant and delivered to the Elevator. The Buyer will have full possession of the meadow and pasture land

Terms: The Price will be determined at Auction February 23, 2006 at the Cheyenne County Community Center in Sidney, Nebraska. The Farm will be offered in 4 Tracts or in Combination. This land is to be sold for cash. All financial arrangements must be made prior to auction. The deposit will be made day of sale upon being the successful bidder and signing the Purchase Agreement.

DEPOSIT SALE DAY AS FOLLOWS: Tract One: \$10,000.00; Tract Two: \$5,000.00; Tract Three: \$7,500.00; Tract Four: \$7,500.00. Deposit on the Total Unit: \$30,000.00. The balance will be due at closing, on or before March 23, 2006. The sale is subject to seller confirmation. Announcements made at sale supersedes all prior advertising, oral or printed. The Seller will cooperate with the Buyer if using a 1031 Tax-Deferred Exchange (not to exceed the closing date). Please Contact Kraupie's Real Estate & Auctioneers for more information at 308-262-1150.

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.



Clifton Thurston Estate

& Marcheta Thurston

John Thurston Personal Representative •

Thomas M. Sonntag, Attorney for the Estate



KRAUPIE'S

REAL ESTATE & AUCTIONEERS

BRIDGEPORT, NEBRASKA • 308-262-1150

www.farmauction.net

