

Gosper County ABSOLUTE LAND

AUCTION

TUESDAY MARCH 24TH, 2015 - 10:00 AM

Legion Hall, Fairgrounds, Elwood, Nebraska

156.05 Acres More or Less Irrigated Land and Pasture Land

Location: Property located 2 ¾ miles north of Smithfield, Nebraska on Road 433.

Legal: S ½ SE ¼; Pt S ½ SW ¼ Sec 32-T8-R21 in Gosper County, Nebraska consisting of 156.05 assessed acres. Acreage in SW corner not included.

About the Land: A well located combination tract of irrigated crop and grassland. Irrigated by approximately 74 acre pivot and balance gravity irrigated. Sells with 91 certified irrigated acres, cased well and pump and gear head. Current tenant owns pivot and all other above ground equipment, which is not included in the sale of property. The grass has live water by Plum Creek with 3 sides having five & six barb wire fence.

Soil Types: This tract made up of mostly Hall, Holdrege & Coly silt soils.

Farm Service Agency: Farm has 160.8 acre farmland consisting of 95.5 acre irrigated, 64 acres grass, 1.3 roads and a corn base of 88.7 acres.

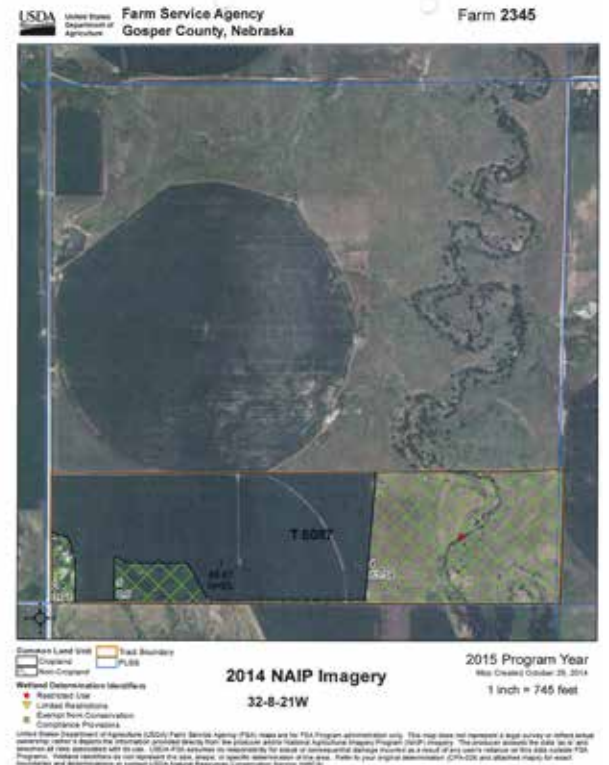
Well Data: Registration #G-63877-well pumps 1160 gpm, 16" casing down to 440', 8 5/8" diameter and installed May of 1980.

Natural Resources District: Land is in Tri-Basin district and shows 91 certified irrigated acres.

Taxes: 2014 taxes are \$4,550.52 and will be paid by seller. Buyer assumes 2015 tax and all future years.

Payment: 20% due day of auction with signing purchase agreement.. The remainder due at closing on or before April 20, 2015.

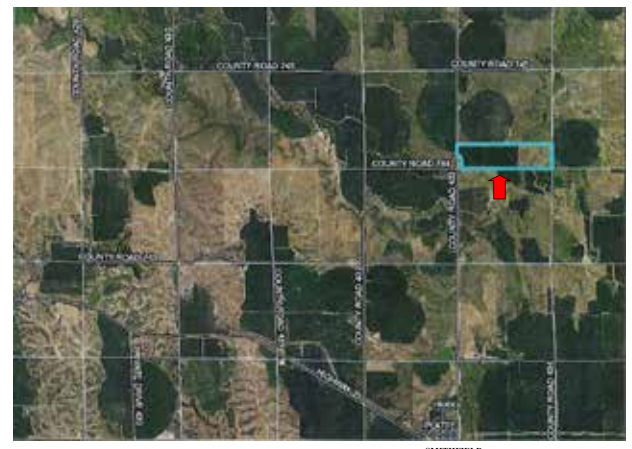
Possession: Possession of the cropland and pasture is subject to tenant cash lease through December



Soil Map



Map Unit Symbol	Map Unit Name	Acres	Percent
2538	Coly silt loam, 6 to 11 percent slopes, eroded	2.9	2%
2967	Holdrege silt loam, 0 to 1 percent slopes	6.1	4%
2974	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	18.6	11%
2975	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	3.4	2%
2823	Uly silt loam, 11 to 17 percent slopes, eroded	8.9	5%
2830	Uly-Coly silt loams, 11 to 30 percent slopes	34.9	21%
3545	Hobbs silt loam, channeled, frequently flooded	13.9	8%
3562	Hobbs silt loam, occasionally flooded, cool	1.9	1%
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	2.4	1%
8840	Hall silt loam, 0 to 1 percent slopes	62.4	38%
8966	Hond silt loam, 0 to 1 percent slopes, warm	9.4	6%



Terms

Taxes: 2014 taxes are \$4,550.52 and will be paid by seller. Buyer assumes 2015 tax and all future years.

Payment: 20% due day of auction with signing purchase agreement.. The remainder due at closing on or before April 20, 2015.

Possession: Possession of the cropland and pasture is subject to tenant cash lease through December 31, 2015. Buyer receives all cash rent income for 2015 season.

Title: Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

Mineral Rights: The sellers will convey all the mineral rights they own, if any.

Financing: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

ACREAGES: Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries

METHOD OF SALE: Auction procedures and increments of bidding are at the discretion of the auction company.

ABSENTEE BIDS: Bidding via cell phone, and/or on someone's behalf must be approved by Brell Realty & Auction 24 hours prior to the auction.

PROPERTY CONDITION: The property is selling in "as is" condition – no warranties expressed or implied.

AGENCY: Brell Realty & Auction are agents representing the sellers.

Please visit our website to view additional photos of this property.

www.BrellRealty.com

Owners: Heirs of Leo Fox

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LeahAnn M. Brell, Broker/Owner

For additional information
contact listing agent
Randy Helms
308-962-4123.