

Dodge County,  
Nebraska

# LAND AUCTION

Tract #1 - Irrigated Corn

Tract #2 - Elkhorn River

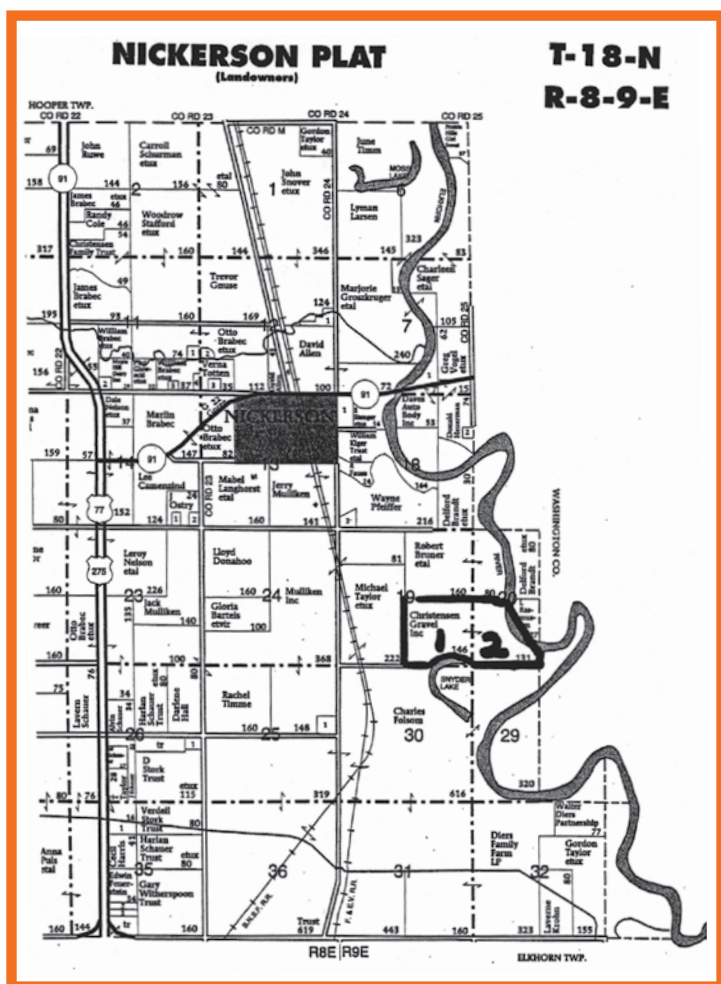
## 320.0 Acres

### Friday - October 3, 2008 - 10:00 A.M.

### Fremont, Nebraska

Auction to be held at Wilderness Lodge (former Holiday Lodge)  
Atrium, 1220 East 23rd Street • Fremont, Nebraska

## Christensen Corporation, Owner



#### LOCATION

Four miles north of Fremont or two miles south of Nickerson.

#### LEGAL DESCRIPTION

##### TRACT 1

145.81 Taxable Acres. N $\frac{1}{2}$ SE $\frac{1}{4}$  & T.L. 9, Section 19, Township 18 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County, NE.

##### TRACT 2

174.19 Total Taxable Acres Including 131.46 Taxable Acres NW $\frac{1}{4}$ SW $\frac{1}{4}$  & T.L. 2 & 4, Section 20, Township 18 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County, NE, and 42.73 Taxable Acres T.L. 12, Section 20, Township 18 North, Range 9 East of the 6<sup>th</sup> P.M., Washington County, NE.

#### PROPERTY DESCRIPTION

TRACT 1 contains an estimated 137.0 irrigated acres. Farm is nearly level with excellent producing soils consisting of predominately Class II, Gibbon, Wann, Zook, and Invale soils. TRACT 2 contains an estimated 44.0 acres irrigated and an estimated 19.5 acres non-irrigated cropland. Farm is nearly level with all Class II cropland soils of Gibbon, Cass, Wann, and Zook.

#### FSA INFORMATION

The combined Tracts 1 & 2 have a corn base of 123.5 acres with a direct payment yield of 116 bushels per acre and a soybean base of 78.5 acres with a direct yield of 37 bushels per acre.

#### IRRIGATION

##### TRACT 1

well registration #G-015280, April 10, 1957. 1200 gpm; 95' depth; currently gravity irrigated; pivot potential.

##### TRACT 2

well registration #G-102497, July 21, 1999. 10" pump; 1200 gpm; 67' depth; gravity irrigated on excellent soils

**PLEASE  
SEE OTHER  
SIDE FOR  
AERIAL MAP.**

**MINERAL RIGHTS:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

**PROPERTY TAX:** Buyer will be credited at closing for 2008 taxes based on 2007 taxes. Buyer will pay the 2009 and all future taxes. 2007 TAXES: Tract 1 \$4,403.96; Tract 2 \$1,798.18

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record.

**SURVEY:** A boundary survey of Tract 2 will be provided after crops are harvested. There will be no adjustment to the final sale price if a survey acreage results in more or less area than reported taxable acres.

**METHOD OF SALE:** The property will be offered as two units with no further separation or combinations. Bids on the property shall remain open until the auctioneer announces that the property is sold or closes the bidding process. Final sale is subject to the approval of the Seller.

**TERMS:** Immediately upon conclusion of the auction, the successful highest bidders will enter into a real estate contract and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale closing. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. Sale closing shall be on or about Nov. 10, 2008. Sale shall not be contingent upon Buyer financing. Please arrange any financing needs with your lender in advance of sale. Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.

**CONVEYANCE & TITLE:** Sellers will furnish the successful bidder a Corporation Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer.

**POSSESSION:** Possession of the land will be granted upon completion of final closing. Current farm lease expires Feb. 28, 2009. Seller retains 2008 crop. Tract 2 Purchaser may take possession for hunting before closing by signing a lease with Seller.

**AGENCY:** Pathfinder Company and its representatives are agents of the Seller.

**ANNOUNCEMENTS:** Property information provided was obtained from sources deemed reliable; however, the auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer.

*Please contact broker for detailed brochure and for showing of property.*

FOR ADDITIONAL INFORMATION CONTACT:



## PATHFINDER COMPANY

### Farm Management & Real Estate Services



**Roger L. Koertner**  
Broker/Auctioneer

402-727-7905 Home • 720-1196 Cell

1416 East 23rd Street  
Fremont, NE 68025

Office: 402-721-5055



**Ron Schultz**  
Broker

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**AERIAL VIEW OF PROPERTY**