

Lancaster County, Nebraska LAND AUCTION

One Tract

123.00 ACRES (More or Less)

Friday – December 9, 2011 – 11:00 A.M.

Hallam, Nebraska

Auction held at: City Auditorium, Hallam, NE

Egger Family Partnership, Owners

LOCATION: From Hallam, NE, (at the east edge) at the intersection of Firth Road and Southwest 42nd Street, the property is located 2 miles east (blacktop road) and 2 miles north (gravel road) to intersection of SW 14th Street and Princeton Road. Subject farm is in SW corner of that intersection.

LEGAL DESCRIPTION: Lot 12 in the NE1/4 of Sec. 21-T7N-R6 East of the 6th P.M., Lancaster County, Nebraska, 123.00 acres.



PROPERTY DESCRIPTION: This is a rolling tract that includes CRP land, tillable pasture land and permanent pasture with a pond. There are 47.30 acres enrolled in the Conservation Reserve Program (CRP) at \$72.65/acre (\$3,436 total payment) until September 30, 2015. There are 71.50 acres of pasture which includes 43.00 acres considered tillable and 28.50 acres of permanent pasture including the pond. Soils are Pawnee clay loam, Nodaway silt loam, Wymore silty clay loam, Mayberry silty clay loam and Steinauer clay loam.

MINERAL RIGHTS: All mineral interests owned by the Sellers will be conveyed to the Buyer.

2011 RENT: The Sellers will retain the 2011 rent and CRP payment from the farm. The buyer will receive all 2012 CRP payments and full possession on the farm land.

FSA DATA: The Farm Service Agency records indicate the farm program base as follows:

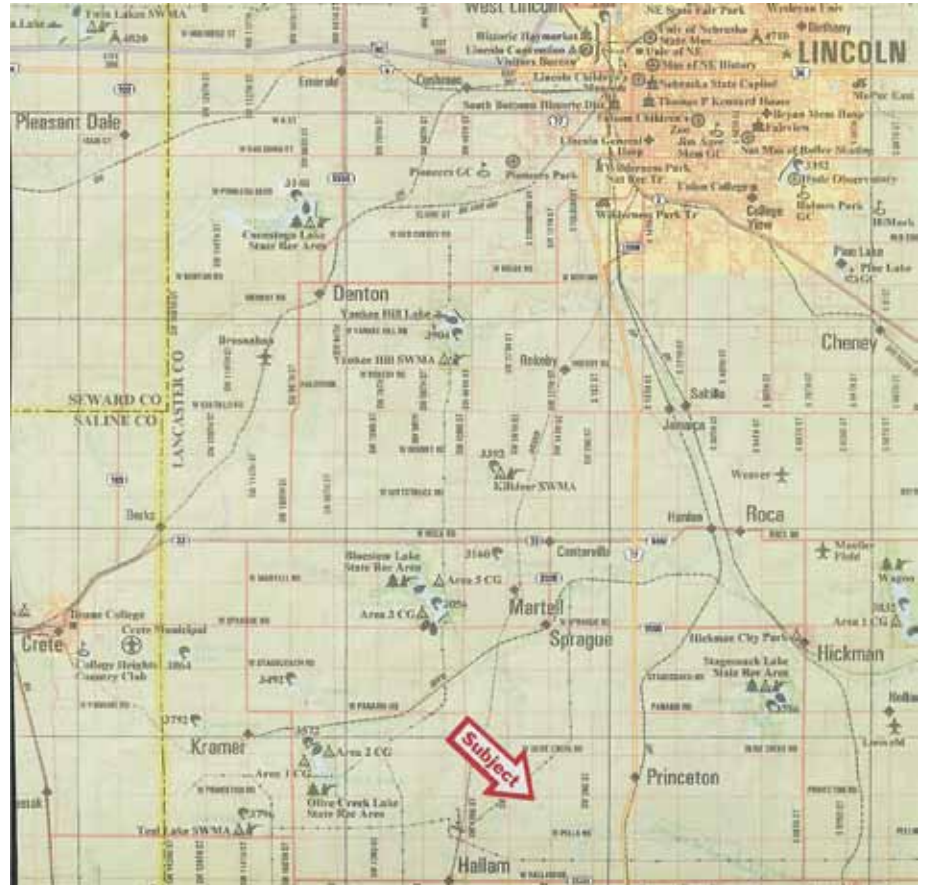
Direct & CC Yield		
Cropland	67.6 ac	
Grain Sorghum	20.4 ac	75 bu/ac

PROPERTY TAXES: Property taxes for 2011 and all prior years will be paid by the Sellers at closing. Buyer will assume all future taxes. The 2010 taxes are \$2,051.94. This will be the amount used to credit the Buyer at closing for the 2011 year, since the actual amount will not be known until later.

CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record. Plans are being finalized by the Lower Platte South Natural Resources District (NRD) to complete maintenance work on the dam on this property. Further detail of these plans can be provided by Agrisun Land Management or its representatives.

SURVEY: No survey of the property will be provided. The property surrounds an acreage which was previously surveyed and recorded. If the Buyer chooses to survey the property, it will be at the Buyer's expense. There will be no adjustment to the final sales price if the surveyed acreage results in more or less area than reported as taxable acres.

METHOD OF SALE: The property will be offered as one tract. Bids on the property shall remain open until the Auctioneer announces the property is sold or closes the bidding process. Final sale is subject to the approval of the Sellers.



TERMS: Immediately upon conclusion of the auction, the successful highest bidder (s) will enter into a real estate purchase 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 until sale closing or until transferred to a sale closing agent. 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 January 5, 2012.** 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 Sellers having no obligation to bring the property into lender approved condition.**

CONVEYANCE & TITLE: Sellers will furnish the successful bidder a Warranty Deed. Sellers 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 Sellers and Buyer. Any mortgagee policy costs will be charged to the buyer.

POSSESSION: Possession of the land will be granted upon completion of final closing.

AGENCY: AgriSun and Pathfinder Company and its representatives are agents of the Sellers.

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 SEE OTHER SIDE FOR AERIAL MAP.

FOR ADDITIONAL INFORMATION CONTACT:



- Real Estate Sales
- Crop Insurance
- Farm Management
- Appraisals

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PATHFINDER COMPANY
Farm Management & Real Estate Services



Roger L. Koertner, General Manager

- Farm Management
- NE Certified General Appraiser
- Farm Real Estate Broker
- Farm Real Estate Auctioneer

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For weather cancellation please refer to the website or call the agents.

