

Dodge County, Nebraska

LAND AUCTION

Cropland ~ 160 Acres (More or Less)

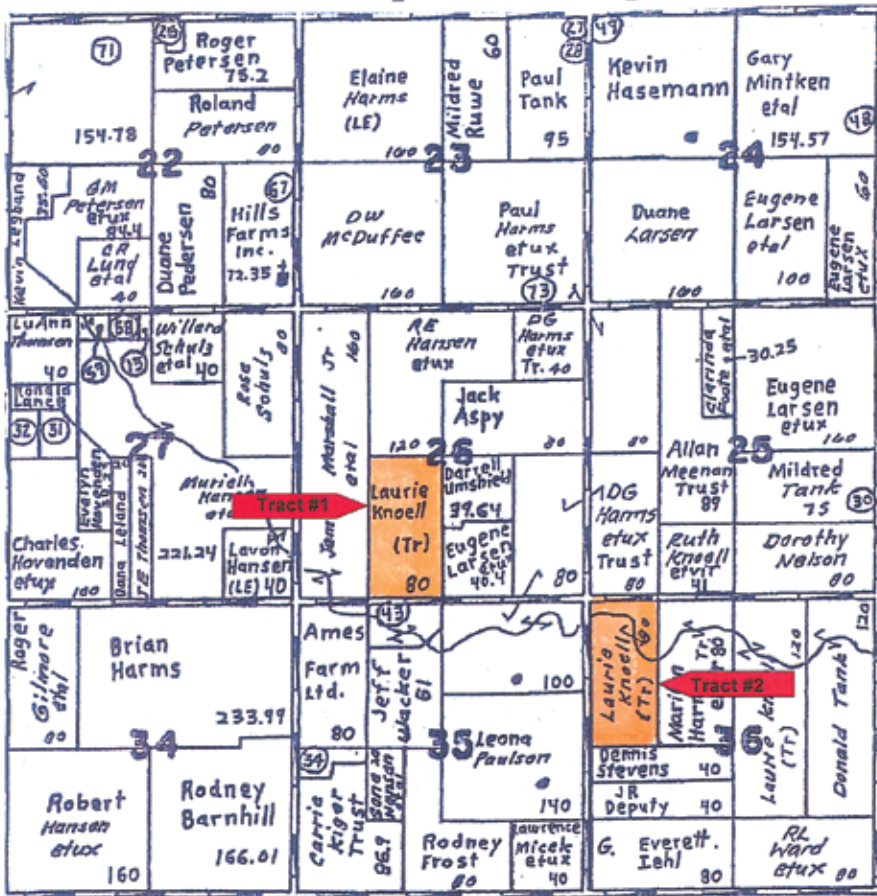
Friday – January 15, 2010 – 10:00 A.M.

Fremont, Nebraska

Auction to be held at: Wilderness Lodge Conference Center
1220 East 23rd, Fremont, NE

Mary Ellen Knoell Trust, Owner

Maple Township



FSA INFORMATION: Base Acres:

Tract 1: Corn 28.0 acres, Grain Sorghum 22.8 acres, Soybeans 14.6 acres, Wheat 2.7 acres.

Tract 2: Corn 25.9 acres, Grain Sorghum 21.2 acres, Soybeans 13.5 acres, Wheat 2.5 acres.

Direct & CC Yields: Corn 80 bu/ac, Grain Sorghum 75 bu/ac, Soybeans 25 bu/ac, Wheat 35 bu/ac. The farm is enrolled in the ACRE program.

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

PROPERTY TAX: Property taxes for 2009 and all prior years will be paid by the Seller at closing. The Buyer will pay the 2010 and all future taxes. The 2008 taxes: **Tract 1** - \$2,390.62, **Tract 2** - \$1,689.06.

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

SURVEY: No survey of the property will be provided. 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 a survey acreage results in more or less area than reported taxable acres.

METHOD OF SALE: These properties will be offered as two independent tracts with no further separation or combination. 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 bidder(s) 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 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 March 1, 2010. 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 a lender approved condition.

CONVEYANCE & TITLE: Seller will furnish the successful bidder a Trustee 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 Seller and Buyer. Any mortgage policy costs will be charged to the buyer. Closing may be handled by Dodge County Title & Escrow Co. Closing fee will be divided equally between the Buyer and Seller (estimated cost \$300.00 per tract).

POSSESSION: Possession of the land will be granted upon completion of final closing subject to current lease expiring February 28, 2010.

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.

LOCATION: The property is located approximately 2 miles North and 4 miles West of the HWY 77 & HWY 30 bypass north of Fremont, NE on County Road "R".

LEGAL DESCRIPTION: **Tract 1:** E1/2 of the SW1/4 Section 26, T18N, R7E of the 6th P.M. containing 80 taxable acres more or less.

Tract 2: W1/2 of the NW1/4 Section 36, T18N, R7E of the 6th P.M. containing 80 taxable acres more or less.

PROPERTY DESCRIPTION: **Tract 1** is an unimproved property with 72.1 acres of non-irrigated cropland. Access to the property is from County Road R, which runs on the southern border of the property. Predominant soils on the tract are Class I Janude loam, and Class III Moody and Nora silty clay loam. Property is well maintained and has a productive corn/soybean history.

Tract 2 is an unimproved property with 69.4 acres of non-irrigated cropland. Access to the property is via County Road "R" on the north side and County Road 18 on the west side of the property. Predominant soils are Class III Luton, silty clay. Property is well maintained and has a corn/soybean history.

PLEASE SEE OTHER SIDE FOR AERIAL MAP.

FOR ADDITIONAL INFORMATION CONTACT:



PATHFINDER COMPANY

Farm Management & Real Estate Services

1416 East 23rd Street • Fremont, NE 68025 • Office: 402-721-5055



Roger L. Koertner • Broker/Auctioneer
(402) 720-1196 Cell



Andy M. Langemeier • Salesman
(402) 720-9909 Cell



Ron Schultz • Broker
(402) 720-1193 Cell



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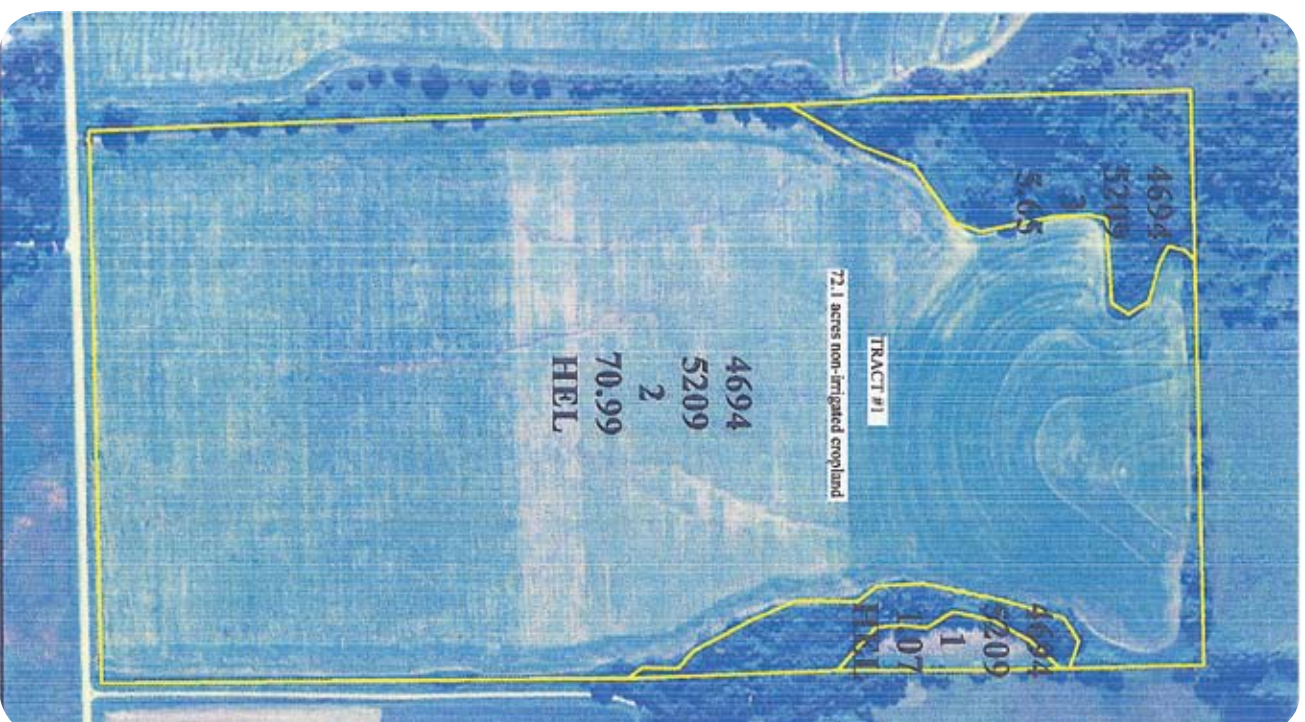
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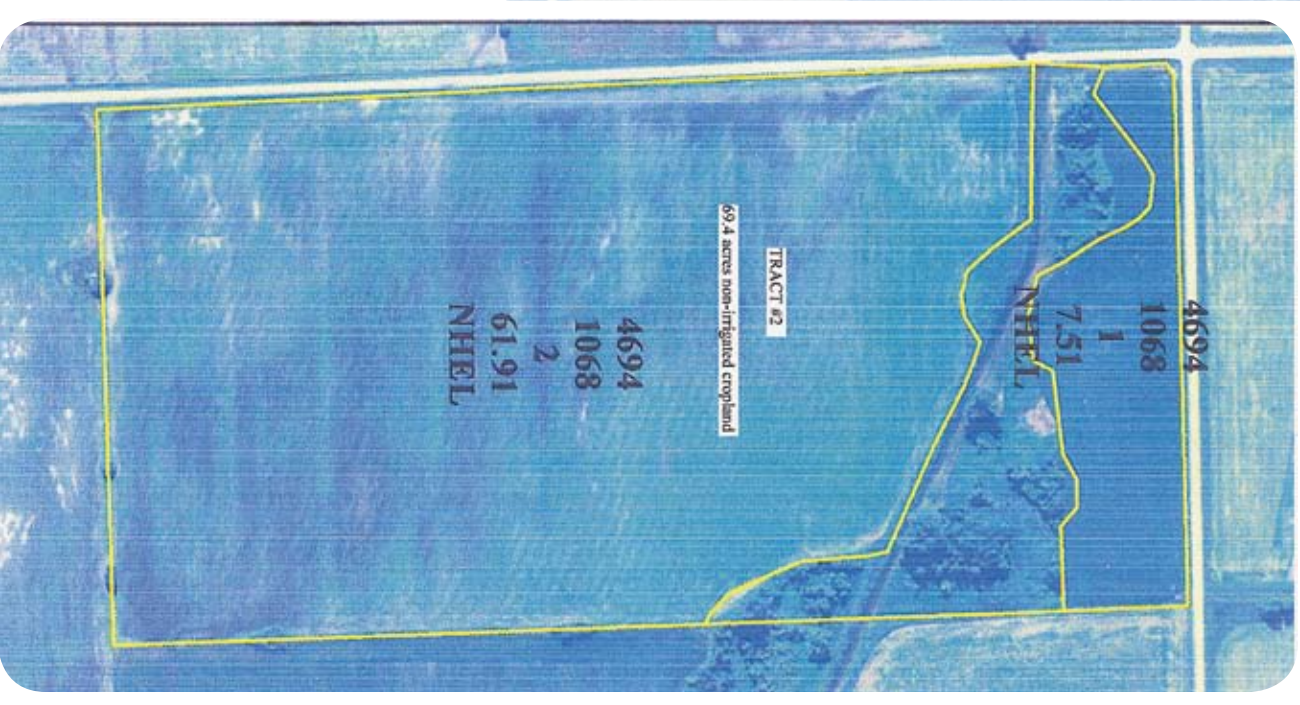
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TRACT #1



TRACT #2

AERIAL VIEW OF PROPERTY