

Dodge County, Nebraska

LAND AUCTION

Two Tracts ~ 140.0 Acres (More or Less)
Friday – October 15, 2010 – 10:00 A.M.

North Bend, Nebraska AUCTION TO BE HELD AT:
 NORTH BEND VFW • MAIN STREET • NORTH BEND

Christensen Corporation, Owner

LOCATION

TRACT #1—One mile east and two miles north of North Bend on County Road 9.
 TRACT #2—Five miles north of North Bend on Highway 79, then two and three-quarter mile east on Foothill Road.

LEGAL DESCRIPTION

TRACT #1—80 Acres S½NW¼, Section 33, Township 18 North, Range 6 East of the 6th P.M., Dodge County.
 TRACT #2—60 Acres NE¼SW¼, N½SE¼SW¼, Section 15, Township 18 North, Range 6 East of the 6th P.M., Dodge County.

PROPERTY DESCRIPTION

TRACT #1—The farm contains 78.1 acres gravity irrigated cropland. Farm is nearly level with predominately class III, Luton soils.
 TRACT #2—The farm contains 60.6 acres non-irrigated cropland. Farm is nearly level with predominately class II, Gibbon soils.

IRRIGATION

TRACT #1—Well registration #G-010472. The well was drilled in 1956 and is rated at 800 G.P.M. The well has an 8" turbine pump with a 15 H.P. electric motor. The motor was new in 2008.

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

PROPERTY TAX Buyer will be credited at closing for 2010 taxes (credit may be based on 2009 taxes if actual 2010 tax is not available). Buyer will pay the 2011 and all future taxes.

TRACT #1	TRACT #2
Taxes \$2,139.66	Taxes \$1,803.06
Drainage \$55.54	Drainage \$41.66

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

SURVEY No survey of property will be provided. If 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 The property will be offered as two separate tracts 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.

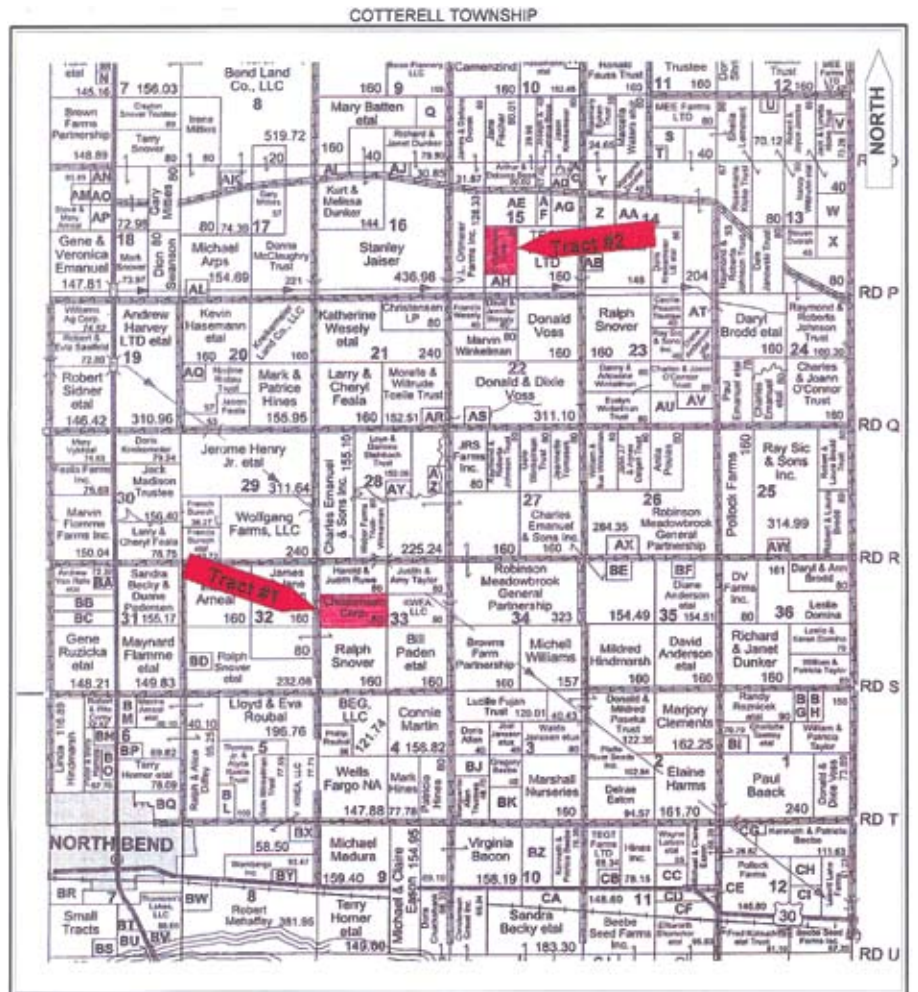
TERMS Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale closing. The 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 November 15, 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 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, subject to current farm leases expiring February 28, 2011. Current owner and tenants shall retain 2010 crop.

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

PLEASE SEE OTHER SIDE FOR AERIAL MAP.



FSA INFORMATION

These farms are not enrolled in the government ACRE program.

TRACT #1 Farm #7053		Direct Yield	CC Yield
Corn Base	32.6 Acres	116 Bu./Acre	141 Bu./Acre
Soybean Base	35.3 Acres	34 Bu./Acre	40 Bu./Acre
Oat Base	3.8 Acres	51 Bu./Acre	41 Bu./Acre

TRACT #2 Farm #4505		Direct Yield	CC Yield
Corn Base	39.6 Acres	86	120
Soybean Base	19.5 Acres	40	48

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.

FOR ADDITIONAL INFORMATION CONTACT:



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 Farm Management & Real Estate Services

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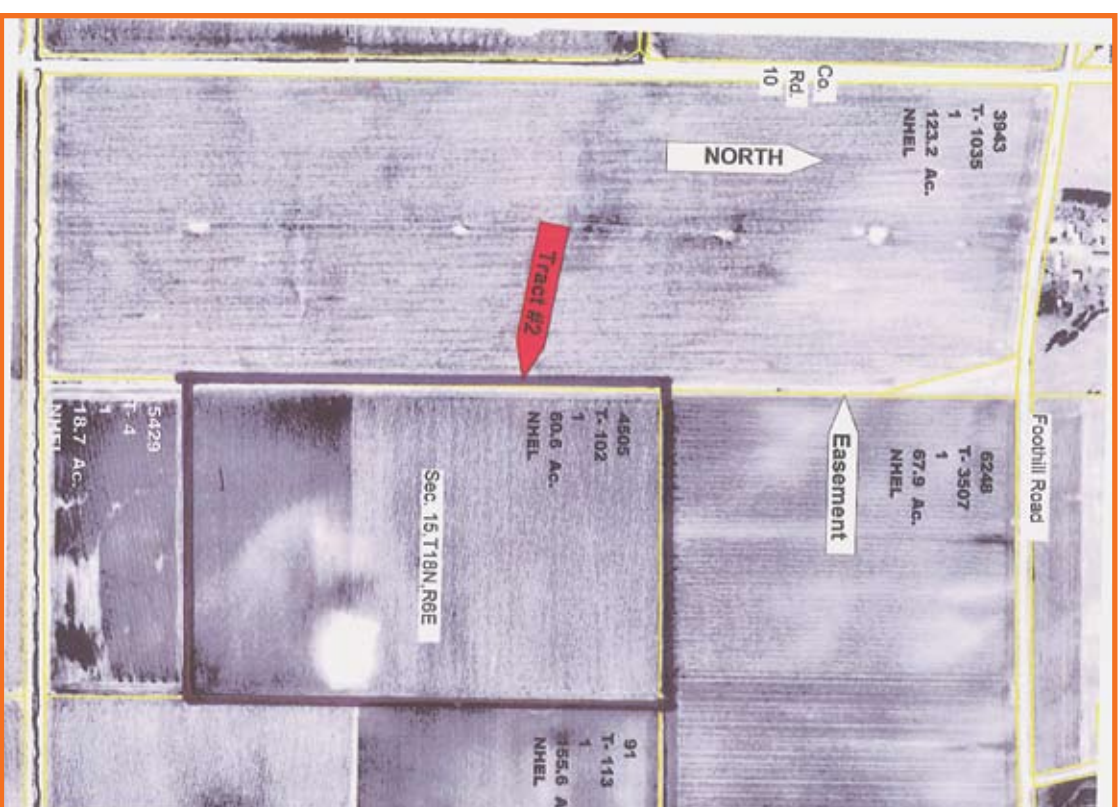
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**AERIAL VIEWS OF
THE PROPERTIES**

