

Cuming County, Nebraska

LAND AUCTION

220.95 Acres Total

Friday – March 28, 2008 – 10:30 A.M.

Beemer, Nebraska

Auction to be held at: Legion Hall – Main Street – Beemer, Nebraska

Lois M. Bovee Revocable Living Trust, Owner

LOCATION: Approximately one-half mile north of Hilltop Feed on Highway #51 north of Beemer, NE.

LEGAL DESCRIPTION:

Tract 1: 80 Acres: S1/2NW1/4, Section 36, Township 24 North, Range 5 East of the 6th P.M., Cuming County

Tract 2: 140.95 Acres: Part.NE1/4, Section 36, Township 24 North, Range 5 East of the 6th P.M., Cuming County.

PROPERTY DESCRIPTION: Currently, the farm is being operated as one unit. It is being offered as two tracts. Tract 1 contains 80 acres more or less and Tract 2 contains 140.95 acres more or less. Tract 1 is nearly all tillable with predominately Class III soils on rolling upland. Tract 2 has predominately Class III rolling, upland soils. Tract 2 has an older farmstead and most of the 25.6 acres of pasture and farmstead per FSA map.

FSA INFORMATION: Currently, combined Tracts 1 & 2 have approximately 65% corn base with a direct yield of 85 bushels per acre; CC Yield 85 bushels per acre. Approximately 26% soybean base with Direct Yield 27 bushels per acre; CC Yield 27 bushels per acre.

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

PROPERTY TAX: Property taxes for 2007 and all prior years will be paid by the Seller at closing. Buyer will pay the 2008 and all future taxes.

The 2007 Taxes: Tract 1 and Tract 2 combined: \$5,612.60

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

SURVEY: A survey dividing Tract 1 and Tract 2 will be provided if purchased by two different Buyers. If Tract 1 and Tract 2 are purchased by the same Buyer, no survey will be provided. 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 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 (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 April 15, 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/bidders 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 the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer.

Grant Township Cuming County, NE



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

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.

See other side for aerial maps of each tract.

For additional information contact:



PATHFINDER COMPANY

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