

Dodge County, Nebraska

LAND AUCTION

80.0 ± Acres

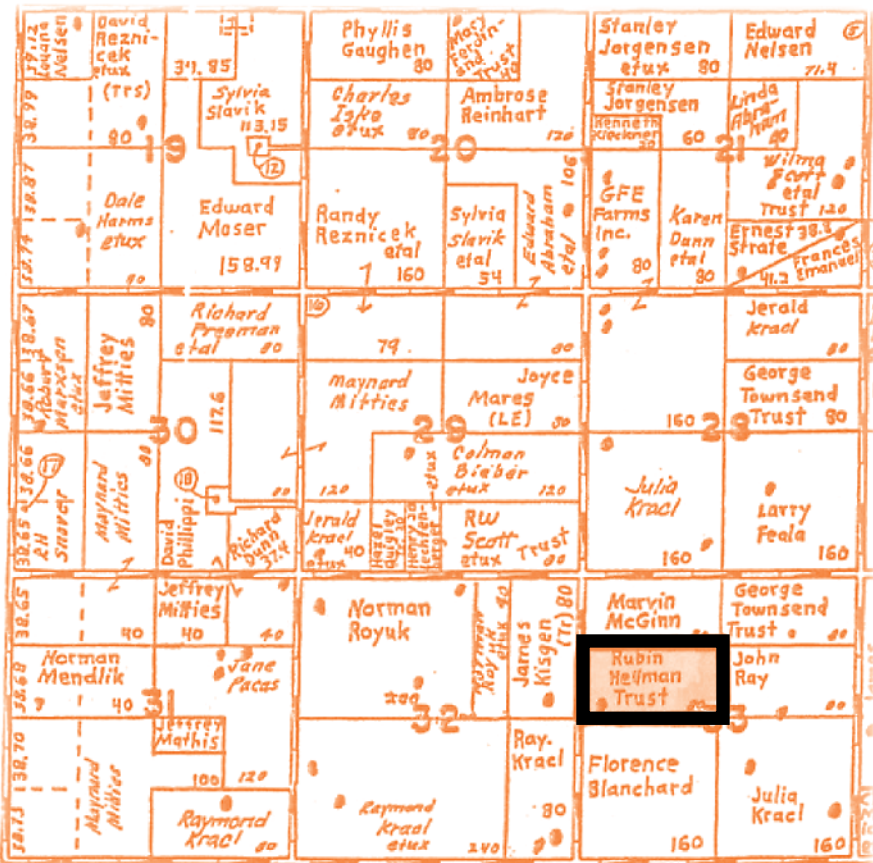
Friday – November 20, 2009 – 10:30 A.M.

North Bend, Nebraska

Auction to be held at North Bend VFW
Main Street – North Bend, Nebraska

Heermann Family Trust, Owner

UNION TOWNSHIP



LOCATION: Four miles west and 1.5 miles north of North Bend on County Road #3

LEGAL DESCRIPTION: S½NW¼, Section 33, Township 18 North, Range 5 East of the 6th P.M., Dodge County.

PROPERTY DESCRIPTION: The farm contains 79.8 acres cropland. Farm is nearly level with predominately Class III, Luton soil.

FSA INFORMATION: The farm has a corn base of 50.7 acres with a direct yield of 116 bushels per acre, and a soybean base of 29.1 acres with a direct yield of 27 bushels per acre. The farm is enrolled in the ACRE program.

IRRIGATION: Well registration #G008422, July 1956, 600 gpm; 41' depth; gravity irrigated.

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 2009 taxes (based on 2008 taxes if 2009 not available). Buyer will pay the 2010 and all future taxes.

The 2008 taxes: \$1,692.48. Drainage Tax: \$48.60.

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 a single unit 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 Dec. 21, 2009. **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 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.

POSSESSION: Possession of the land will be granted upon completion of final closing. Current farm lease expires Feb. 28, 2010. Current tenant retains 2009 crop.

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 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
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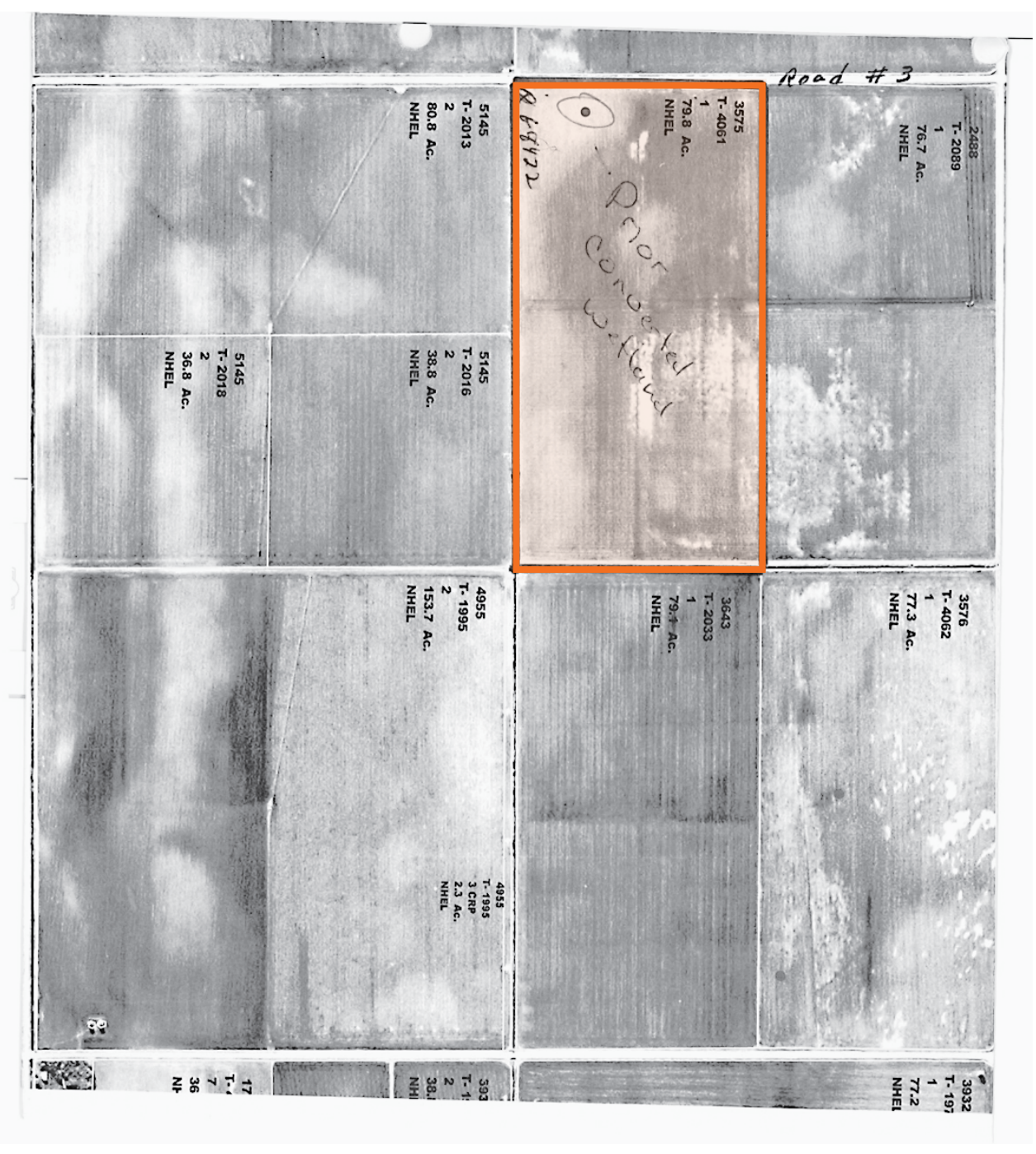
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AERIAL VIEW OF PROPERTY