

Lancaster County, Nebraska LAND AUCTION

Crop Land with Acreage Development Potential

78.8 ACRES

Friday – November 1, 2013 – 10:00 A.M.

Ceresco, Nebraska

Auction held at: Raymond Fire Station, 4210 West Raymond Road
(Top of hill, north side of Raymond Road)

Kaden, LLC, Owner

LOCATION: 1/2 mile east of Raymond, Nebraska, on Raymond Road.

LEGAL DESCRIPTION: The E1/2 SW1/4 of Sec. 32-T12N-R6East of the 6th P.M., Lancaster Co., Nebraska, 78.8 acres, more or less.

PROPERTY DESCRIPTION: Rolling non-irrigated farm with 66 acres of cropland and potential for acreage development along a hard-surface road within ten minutes of Lincoln, Nebraska, city limits. Soil types are Aksarben, Judson, Nodaway, Mayberry, Burchard, and Yutan silt, and Pawnee clay loam.

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

FSA DATA: The Farm Service Agency records indicate conservation practices are being applied and the tract does not contain a wetland.

66 Cropland Acres		
Crop	Base	Yield
Corn	18.9 acres	74 bu./acre
Grain Sorghum	9.7 acres	73 bu./acre
Wheat	13.0 acres	34 bu./acre
Oats	6.0 acres	45 bu./acre

PROPERTY TAXES: Property taxes for 2013 and all prior years will be paid by the Seller. The Buyer will pay the property taxes for 2014 and thereafter.

CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record. This property is under the city of Raymond zoning jurisdiction.

SURVEY: A survey of the property will not 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 determined at the auction if a surveyed acreage results in more or less area than reported sale acres as determined by the county plat.

METHOD OF SALE: 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 Seller.

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 approximately 30 days after this sale but no later than December 2, 2013.** Sale shall not be contingent upon Buyer's 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: Seller will furnish the successful bidder a Personal Representative's Warranty 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 mortgagee policy costs will be charged to the Buyer.

POSSESSION: Full possession will be granted to the Buyer at closing or after 2013 harvest is completed.

AGENCY: AgriSun Land Management, Inc., and Pathfinder Company and their 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 & SOIL MAPS.

FOR ADDITIONAL INFORMATION CONTACT:



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

Tom Sunderman ~ Broker
P.O. Box 585, Fremont, NE 68026
Phone/Fax: 402.727.7100
Cell: 402.720.0138

Bill Lange ~ Sales Associate / General Certified Appraiser
402-785-2446 Home ~ 402-580-1987 Cell

Allen Prosch ~ Associate Broker
402-727-6819 Cell

Mail@agrisun.com ~ www.agrisun.com



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

1416 East 23rd Street • Fremont, NE 68025

Office: 402-721-5055 • Fax: 402-721-8921 • Cell: 402-720-1196

www.pathfindercompany.com



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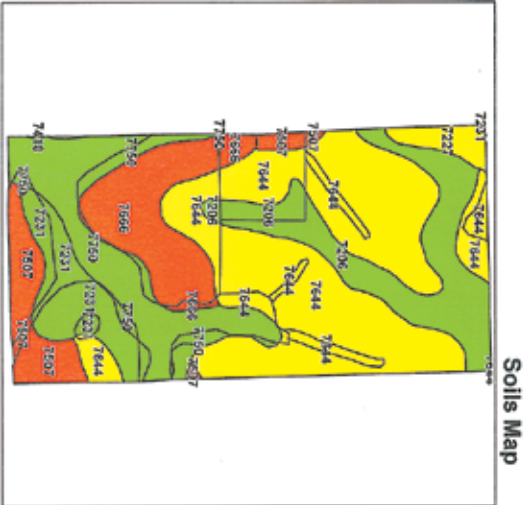
For weather cancellation please refer to the website or call the agents.



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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres of field	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG Irry	Alfalfa	Bromegrass	Com	Grain sorghum	Soybeans	Wheat
7844	Yutan silty clay loam, 6 to 11 percent slopes, eroded	32.39	41.0%		Ilo	Ilo	87	3.6	4.2	77	79	28	37
7205	Atkinson silty clay loam, 2 to 6 percent slopes	11.82	15.0%		Ilo	Ilo	72	4.5	4.8	94	90	33	43
7750	Nodaway silt loam, occasionally flooded	11.77	14.0%		Ilo	Ilo	74	6	5	94	90	38	35
7656	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	9.50	12.0%		Ilo	Ilo	60	2.2	3	81	67	23	33
7231	Judson silt loam, 2 to 6 percent slopes	8.57	8.3%		Ilo	Ilo	74	4.8	5	105	80	40	45
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	5.31	6.7%		Ilo	Ilo	58	2	3	50	60	20	28
7227	Burchard clay loam, 8 to 11 percent slopes	1.89	2.1%		Ilo	Ilo	68	2.9	4	66	65	27	35
Weighted Average		67.9	3.7	4.2	80.4	80.4	30.1	37.1					

