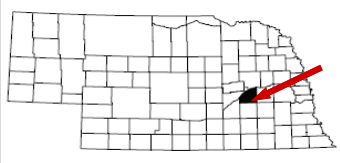


Hunsaker Farm



Real Estate Auction

Pivot Irrigated Cropland View our Current Listings Polk County, Nebraska

[HERE!](#)

1 PM Tuesday January 14, 2014 - Civic Center in Stromsburg, Nebraska - Corner of Central & 4th Streets

Procedures

Hunsaker Farm sells at **Absolute Auction** by the Josephine Hunsaker Family. Title Insurance Commitment, Purchase Agreement, and additional information are available from the Broker. The farm is located in southwest Polk County, Nebraska with good access on county roads. Parcel 1 is 9 miles west of Osceola on NE #92, then 1.5 south. Parcel 2 is 2 miles south of Stromsburg on US #81, 4 west on NE #66, 1 south.

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. There is no contingency for financing. The balance of the purchase price is payable in certified funds at Closing on February 4, 2014. Seller will convey title by Trust Deed; with Title Insurance evidencing merchantable title. Cost of the title insurance and an insured Closing by the Title Company will be shared 50/50 by Seller/Buyer. The property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in as-is condition; No warranty is expressed or implied as to the adequacy of water rights, availability of irrigation water or condition of irrigation equipment.

Possession - 100% possession at Closing

Taxes - 2013 real estate taxes paid by Seller; 2014 by Buyer.

Minerals - All Owned oil, gas, mineral rights pass to Buyer.

Acreage - Reported acreages were obtained from the County Assessor and county USDA-FSA office. The Parcels sell without regard to acres. No Warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence & field boundaries.

USDA-FSA - Historic Base Acres pass to the Buyer by parcel, subject to County FSA Committee final approval.

NRD - The property is located in and subject to rules and regulations of the Upper Big Blue Natural Resources District.

Seller : Josephine Hunsaker Family

Listing Agent : Mike Polk 308/539-4456

Kent Richter 308/627-6465 Kearney Office

Adam Pavelka 402/519-2777 Hastings Office

Bruce Dodson - Loren Johnson - Jerry Weaver

Tony Eggleston - Chase Dodson - Don Walker

Broker John Childears - North Platte, NE

308/534-9240

www.agriaffiliates.com

Brochure information has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents of Broker are acting as Agent of the Seller.

Information

Parcel 1 - SW1/4 Section 25-T14N-R4W; at intersection of Roads 128 and F. Assessed as 160 acres, 2012 taxes \$5,944.

Includes 141 NRD Certified Irrigated Acres. FSA indicates 149.4 cropland acres: 84.3 acres corn base @ 119 bu; 55.4 acres soybean base @ 33 bu. Excellent soils are 81% Hastings silt loam Class I; 19% Butler silt loam Class II.

Well registration G-148124 drilled November 2007: Depth 240ft, Static 100ft, Pumping 160ft @ 1,000 gpm.

Includes pump with electric motor; pivot system not included.



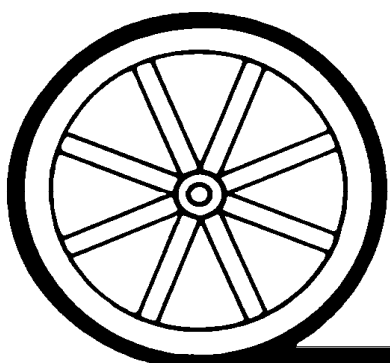
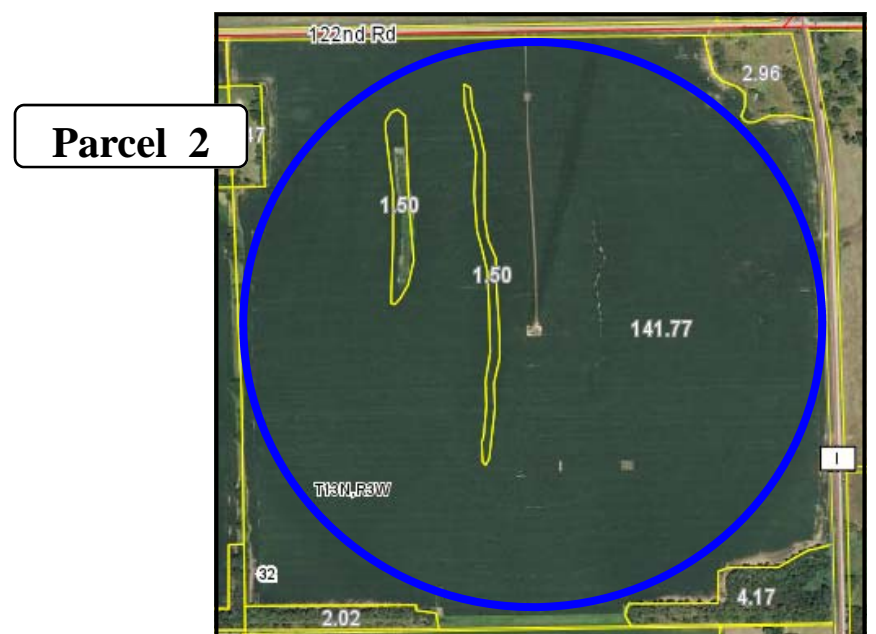
Parcel 2 - NE1/4 Section 32-T13N-R3W, except cemetery in northwest; at corner of Roads 122 and I. Assessed as 158 acres, 2012 taxes \$7,370.

Includes 145.7 NRD Certified Irrigated Acres. FSA indicates 141.8 cropland acres: 104.6 acres corn base @ 119 bu; 37.2 acres soybean base @ 37 bu.

Soils are 60% Hastings silt loam Class I; balance III & IV.

Well registration G-088890 drilled in 1996: Depth 320ft, Static 78ft, Pumping 117ft @ 1,200 gpm.

Includes pump, gear; does not include diesel power unit or pivot system.



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