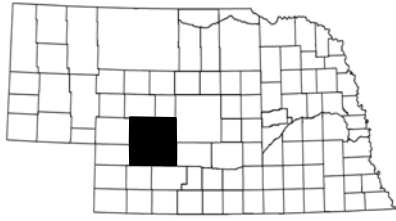


Real Estate Auction



SOLD Hershey Farm

View our Current Listings [HERE!](#)
131 Acres in Lincoln County, Nebraska

3 Parcels Absolute Auction, Home Parcel Minimum Bid Auction

1 PM Friday, December 4, 2009 - Holiday Inn Express, North Platte

Procedures

Hershey Farm sells as Parcels 1, 2, 3 (the Home), 4 and Combination A (Parcels 1, 2 & 4), with competition to determine the method of highest price. This will allow you to add Parcel 3 and/or 4 to Parcels 1 & 2, or Parcel 4 to Parcel 3 - as the highest bidding allows. Note that Parcels 1, 2, and 4 sell at Absolute Auction, while Parcel 3 has a Minimum Bid of \$150,000. Two rounds of bidding will occur, with additional rounds as required for the competitive bidding. Parcels 1, 2, 4 can sell without Parcel 3 selling. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates for your review prior to the auction.

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of purchase price is payable in certified funds at Closing on or before December 29, 2009. **Purchase Agreement will not be contingent on financing. If Purchaser fails to Close on the Closing date due to financing, Seller may declare the Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; or at the Seller's Option, Buyer shall pay interest at the rate of 12% from the date of scheduled Closing until the actual Closing.** Seller to convey title by Warranty Deed; Title Insurance evidencing merchantable title. Cost of Title Insurance and a Closing Protection Letter by the Title Company shared 50/50 by Seller/Purchaser. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of water rights, or water availability, irrigation equipment or building improvements.

Possession - At Closing, subject to crop harvest.

Taxes - 2009 real estate taxes paid by Seller; 2010 paid by Purchaser.

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

Acreages - Reported acreages were obtained from Lincoln County USDA-FSA office, and County Assessor. The Parcels sell without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions subject to existing fence/field boundaries. If parcels sell separately, Seller will pay for 1/2 of survey cost.

USDA-FSA - Approximate Base Acres by Landowner Designation, will not be negotiated, subject to County FSA Committee approval.

NRD - Hershey Farm is in the Twin Platte Natural Resource District; and is subject to all regulations of that district. There are no current water use restrictions.

Seller : Justin Stockall

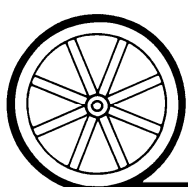
Listing Agent : Loren Johnson 308/539-4452

Mike Polk - Duane McClain - Bruce Dodson - Jerry Weaver
Appraiser Tony Eggleston
Broker John Childers - North Platte, Nebraska

308 / 534 - 9240

Gering Office 308/633-5505 Jerry Sloan
Kearney Office 308/234-4969 Bart Woodward

www.agriaffiliates.com



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Hershey Farm includes all of the SE1/4 except a surveyed tract in Section 23-T14N-R32W of the 6th P.M., Lincoln County, Nebraska. Located just off of US Highway 30, 3 miles east of Hershey or 8 miles west of North Platte. Access is by county graveled Gametrail Road. Property is gravity irrigated cropland and home site. Offered as 4 parcels and 1 combination. Parcels 1, 2 and 4 (all cropland) will be offered together as Combination A. Irrigation water is supplied by the Suburban Ditch Company. Hershey Farm is in the Hershey School District with bus service to and from the school. Taxed acres, real estate taxes, FSA bases and water costs are all estimates.

Parcel 1 : Part of the SE1/4 lying south and west of Drainage District #1 and north of the Suburban Ditch, Section 23-T14N-R32W. Tract to be surveyed if sold separate. Taxed acres 56.7; taxes \$1,304. All gravity irrigated cropland. FSA base 41.5 acres corn at 137 bushel; Wheat 6.5 acres at 34 bushel. Water cost \$737.

Parcel 2 : Part of the SE1/4 lying north and east of Drainage District #1, Section 23-T14N-R32W. Tract to be surveyed if sold separate. Taxed acres 21.6; taxes \$496. All gravity irrigated cropland. FSA base 20 acres corn at 137 bushel. Water cost \$260.

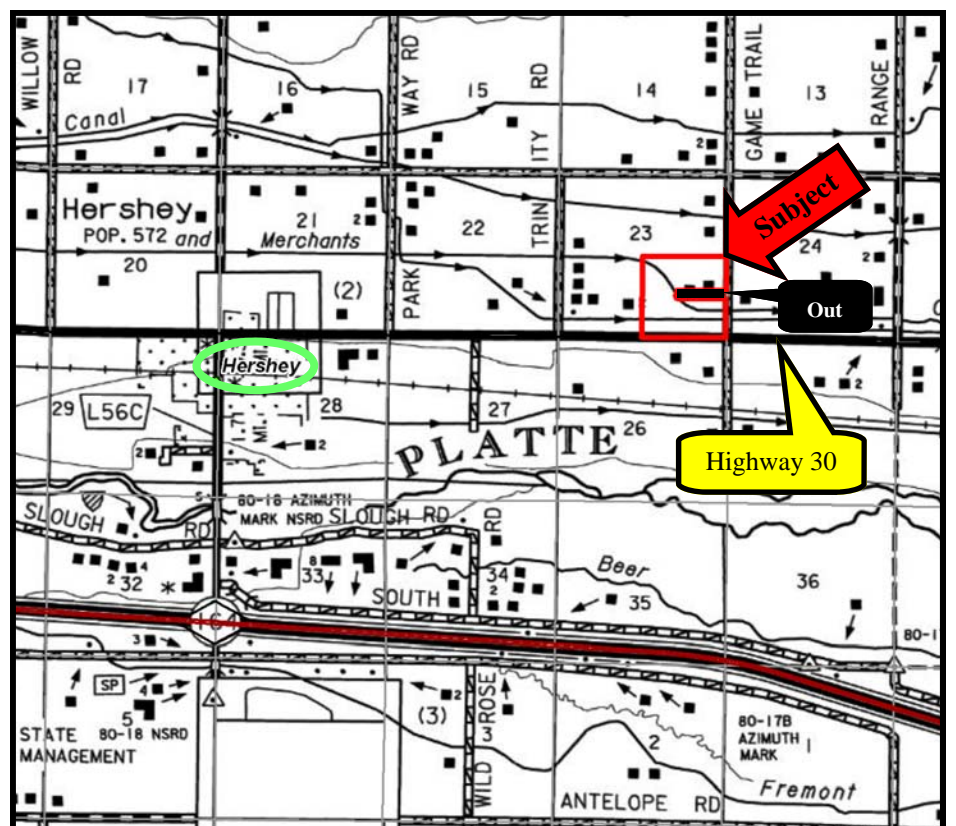
Parcel 3 : Home site includes approximately 5.2 taxed acres with taxes of \$1,144. Tract to be surveyed if sold separately. Includes excellent newly remodeled 2 bedroom home of 864 square feet plus full basement. New wiring, plumbing, air to air heat pump with duct work, and new submersible pump. Hershey school bus service. Morton building is 60'X40'X16' insulated, with full concrete floor, 2 insulated overhead doors with openers. Excellent!

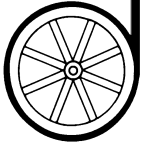
Minimum Bid — \$150,000

Parcel 4 : Part of the SE1/4 lying east of Drainage District #1 and north of a surveyed tract and Parcel 3, Section 23-T14N-R32W. Tract to be surveyed if sold separately. Taxed acres 49.3; taxes \$1,138. All gravity irrigated cropland. FSA base 36.2 acres corn at 137 bushel, 6.0 acres wheat at 34 bushel. Water cost \$624.

Combination A : Parcels 1, 2 and 4 together. Taxed acres 127.6; taxes \$2,938; FSA base corn 92.3 acres at 137 bushel; wheat 12.5 acres at 34 bushel. Water cost \$1,755.

Information contained in this brochure 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.





AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

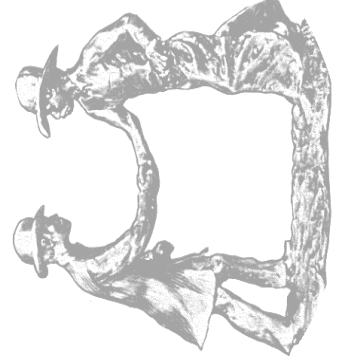
Pr. Srt Std
U.S. Postage
PAID
Permit No. 133
North Platte NE



The Contract

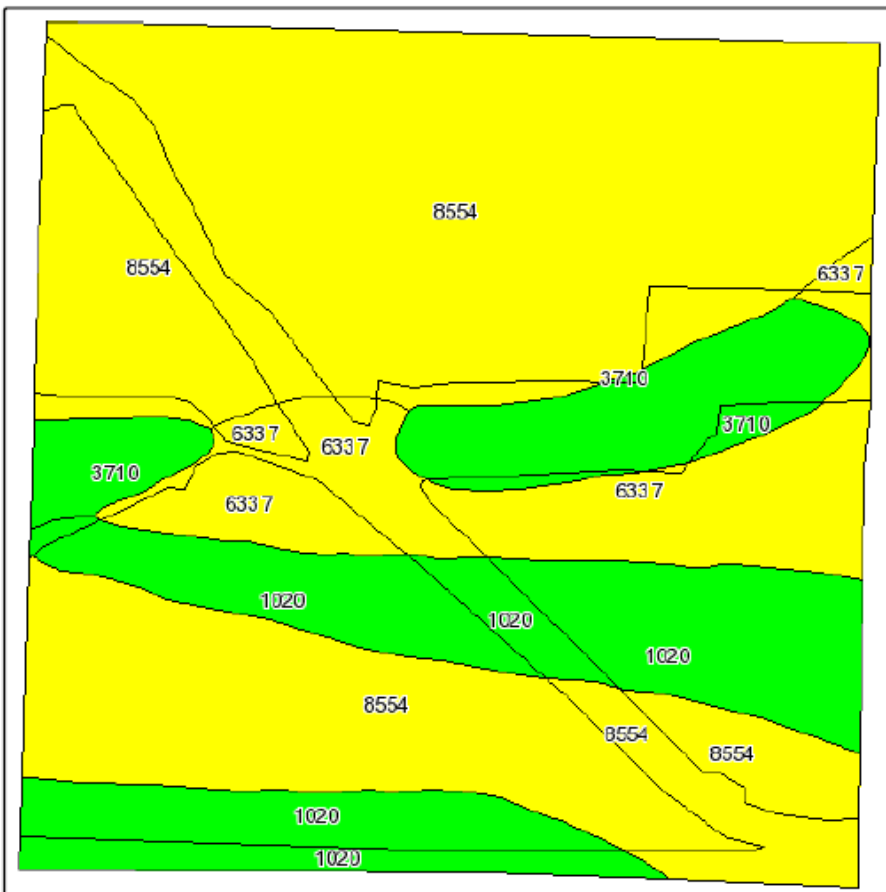
When two people meet an agreement made,
the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand,
on their word of honor they take their stand.

These days there are contracts all written out,
so there is nothing to dispute about.
But if a person won't stand on their word understood,
A piece of paper won't make it good.

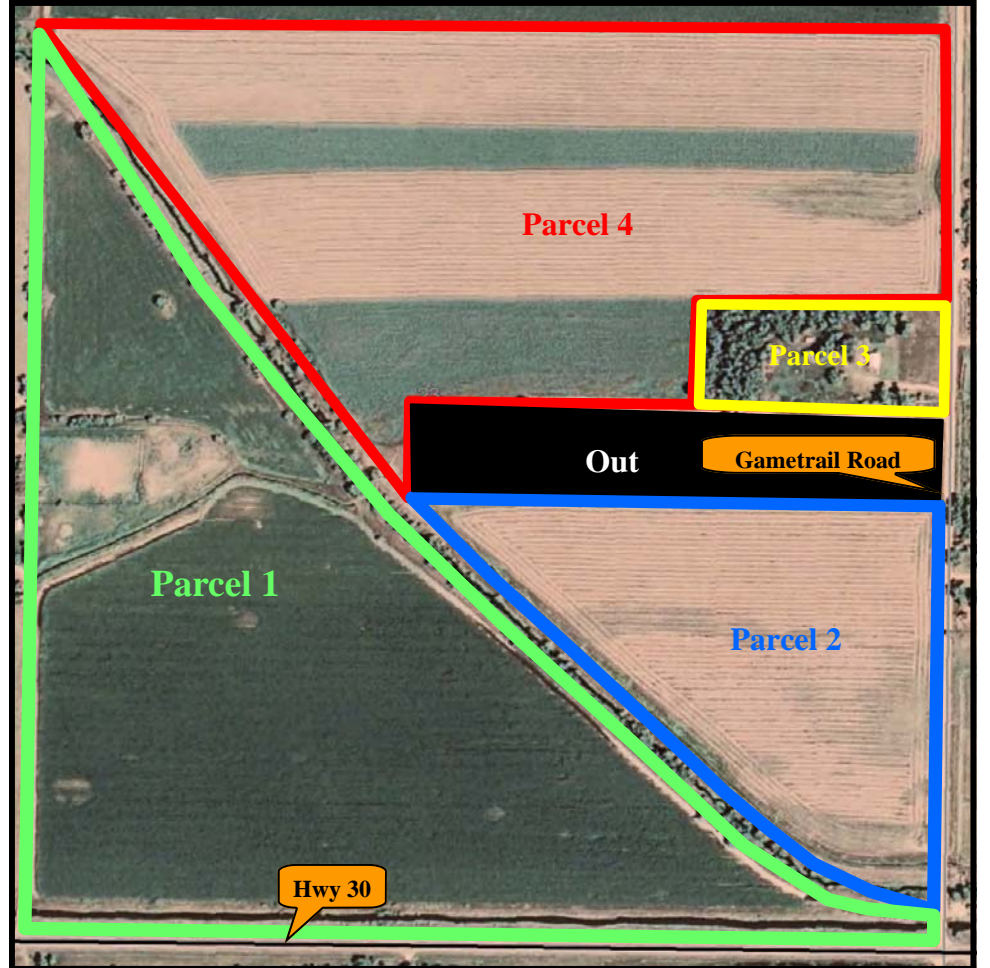


Shalah

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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Grain sorghum	Winter wheat
8554	Silver Creek silt loam, occasionally flooded	94.4	60.6%		IIIw	IIIw	38	2.5	49	40	32
1020	Caruso loam	29.5	18.9%		IIc	I	60	3			
6337	Lawet silt loam, drained, occasionally flooded	19.1	12.2%		IIIw	IIIw	36	3.5	52	45	
3710	Cass fine sandy loam, rarely flooded	12.9	8.3%		IIe	IIe	50	2.5	59	40	
Weighted Average							42.9	2.7	40.9	33	19.4