

Harlan Pivots

Absolute Real Estate Auction

Pivot Irrigated Cropland - 3 miles west, 2 north of Ragan, Nebraska

1 PM Tuesday, November 18, 2014 at Phelps County Ag Center in Holdrege, Nebraska

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on December 18, 2014. There is no contingency for financing. Sellers will convey title by Trustee 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. 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 any portion of the property.

Possession - Possession at Closing, subject to a Cash Farm Lease ending December 31, 2015. Seller receives 2014 rent payment, Buyer the 2015.

Taxes - 2014 real estate taxes paid by Seller; 2015 by Buyer.

Minerals - All Owned Oil, Gas, and Minerals pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence/field/road boundaries.

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

NRD - The property is located in and subject to rules and regulations of the Lower Republican NRD.

Seller : Magnum Group, LLC

Listing Agent : Kent Richter 308/627-6465

**Bryan Danburg - John Keeney - Dave Frost
Broker Bart Woodward**

Kearney 308 / 234-4969

**North Platte Office 308/534-9240
Hastings Office 402/519-2777 Adam Pavelka**



Procedures

Harlan Pivots are offered as one parcel at Absolute Auction. Excellent access is by US#183 seven miles south of Holdrege, then 0.5 mile east on Road 725. The Title Insurance Commitment, Purchase Agreement, and additional information is available from Agri Affiliates.

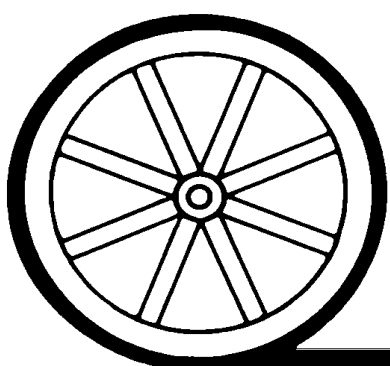
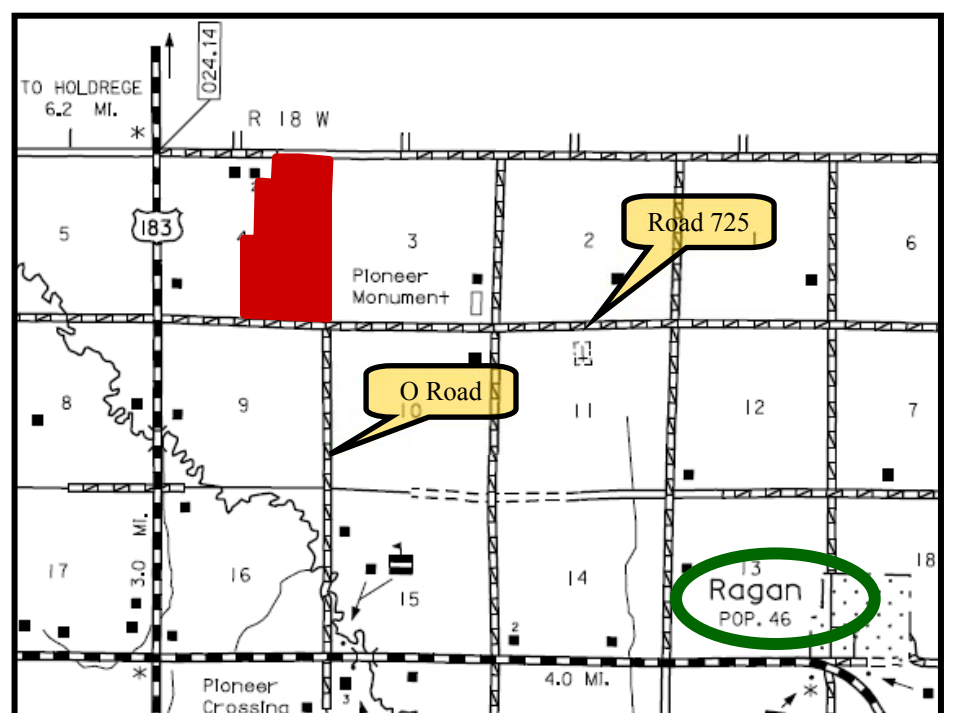
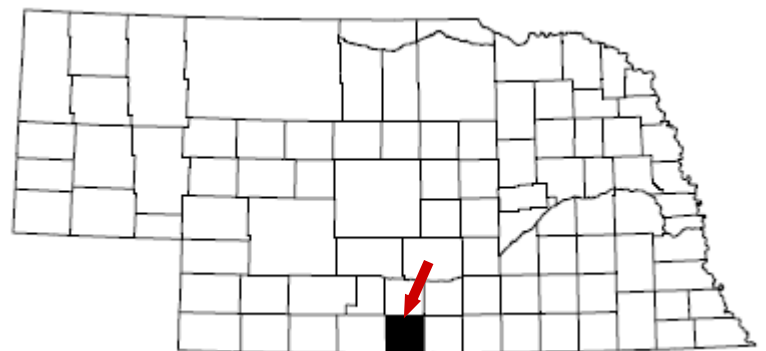
SE1/4, part NE1/4 Section 4-T4N-R18W; located at intersection of Roads 725 and O. Assessed as 270 acres, 2013 taxes \$10,773. With 264 FSA cropland acres; 164.1 corn Base Acres, 138 bushel yield.

Includes 257 NRD Certified Irrigated Acres. 216 acres pivot irrigated; 50 acres dryland cropland; 4 acres roads. Nearly 60% Class I Holdrege silt loam soils, 0-1% slope.

Well registrations G-007899 and G-053515; 220 ft and 230 ft pumping levels at drilling respectively; registered at 1,200 and 1,600 gpm. Does not include power units/generators. First well serves 2 north reversing pivots; second serves south, 8 tower Reinke pivot. Both include Amarillo gear, Western Land Roller pumps. Natural Gas service to south well.

Property cash leased until 12/31/2015 for \$68,000 payable 3/15/2015.

Information in the brochures 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 are acting as Agent of the Seller.



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Auction November 18, 2014
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