

JACKSON FARM

Colorado Real Estate Auction

7 Parcels Dryland Cropland - Sedgwick & Phillips Counties

1 PM Wednesday, February 19, 2014 at Phillips County Event Center, Holyoke, Colorado

Procedures

Jackson Farm is outstanding dryland cropland with superior soils and nearly level terrain. Due to Trust ownership, the Seller reserves the right to reject all bids - but fully intends to sell the property at public auction.

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 or before March 20, 2014. There is no contingency for financing. Sellers will convey title by Trust or Personal Representative Deed; 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 the property.

Possession - Full possession at Closing, Buyer to receive the one-third landlord share in all 2014 growing winter wheat. Wheat stubble from 2013 crop transfers to the Buyer free and clear.

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

Minerals - 1/2 of Minerals reserved by Seller for 15 years.

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. The legal descriptions are subject to existing fence and field boundaries.

USDA-FSA - The historic Base Acres pass to the Buyer for each parcel, subject to County FSA Committee approval.

**Seller : Lynn Jackson Trust,
Lynn Jackson Estate**

Listing Agent - John Childears - Colorado
Contact Broker for additional information

Don Walker - Mike Polk - Roger Luehrs
Bruce Dodson - Jerry Weaver - Chase Dodson
Greg Polk - Appraiser Tony Eggleston
Broker John Childears - North Platte, NE

308/534-9240

Hastings Office 402/519-2777 Adam Pavelka
Kearney Office 308/234-4969 Bart Woodward

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.

Parcels & Combinations

Parcel 1 : SE1/4 Section 33-T10N-R45W; at Roads 8&31, Sedgwick County. 164 tax assessed acres; 2012 taxes \$323.

Excellent soils - 88% Class II, 12% Class III silt loam on nearly level terrain. 159.2 FSA Cropland Acres; Base Acres 93.2 wheat @ 37/44 bu. One-half each in growing wheat, and wheat stubble.

Parcel 2 : NE1/4 Section 4-T9N-R45W; at Roads 8&31, Sedgwick County. 158 tax assessed acres; 2012 taxes \$308.

Excellent soils - 82% Class II, 18% Class III silt loam on nearly level terrain. 161 FSA Cropland Acres; Base Acres 107.7 wheat @ 38 bu. All in growing wheat.

Parcel 3 : SW1/4 Section 10-T9N-R45W; at Roads 4&31, Sedgwick County. 159 tax assessed acres; 2012 taxes \$312.

Excellent soils - 89% Class II, 11% Class III silt loam on nearly level terrain. 157.2 FSA Cropland Acres; Base Acres 106.5 wheat @ 38 bu. All in wheat stubble.

Parcel 4 : NW1/4 Section 15-T9N-R45W; at Roads 4&31, Sedgwick County. 160 tax assessed acres; 2012 taxes \$307.

Excellent soils - 65% Class II, 34% Class III silt loam on nearly level terrain. 159.6 FSA Cropland Acres; Base Acres 108.9 wheat @ 38 bu. All in growing wheat.

Parcel 5 : SW1/4 Section 15-T9N-R45W; at Roads 2&31, Sedgwick County. 160 tax assessed acres; 2012 taxes \$307.

Excellent soils - 79% Class II, 20% Class III silt loam on nearly level terrain. 158 FSA Cropland Acres; Base Acres 107.5 wheat @ 38 bu. All in wheat stubble.

Combination A : Parcels 4 & 5 - 320 Acres



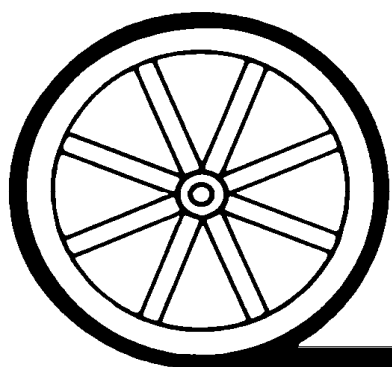
Parcel 6 : NW1/4 Section 22-T9N-R45W; at Roads 31&44, Phillips County. 160 tax assessed acres; 2012 taxes \$442.

Excellent soils - 46% Class II, 54% Class III silt loam on nearly level terrain. 161.5 FSA Cropland Acres; Base Acres 91.5 wheat @ 37/41 bu. All in growing wheat.

Parcel 7 : SW1/4 Section 22-T9N-R45W; at Roads 31&42, Phillips County. 160 tax assessed acres; 2012 taxes \$442.

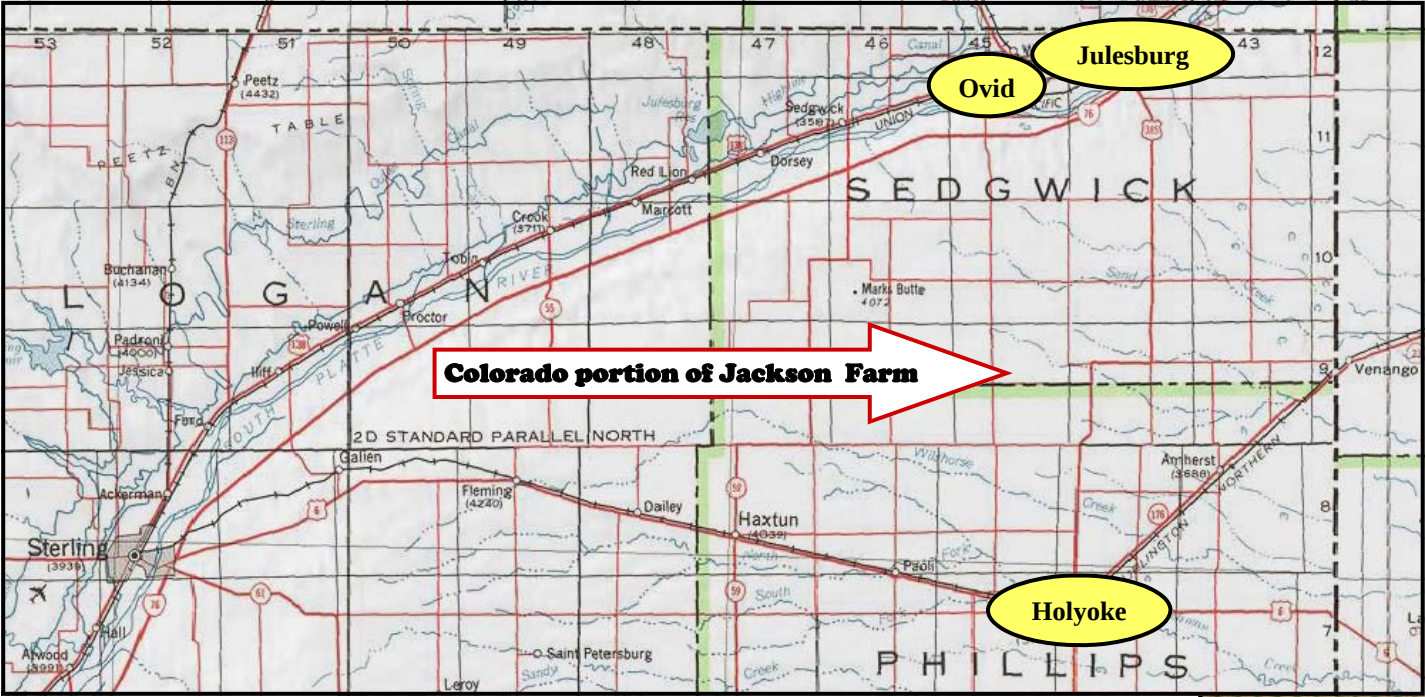
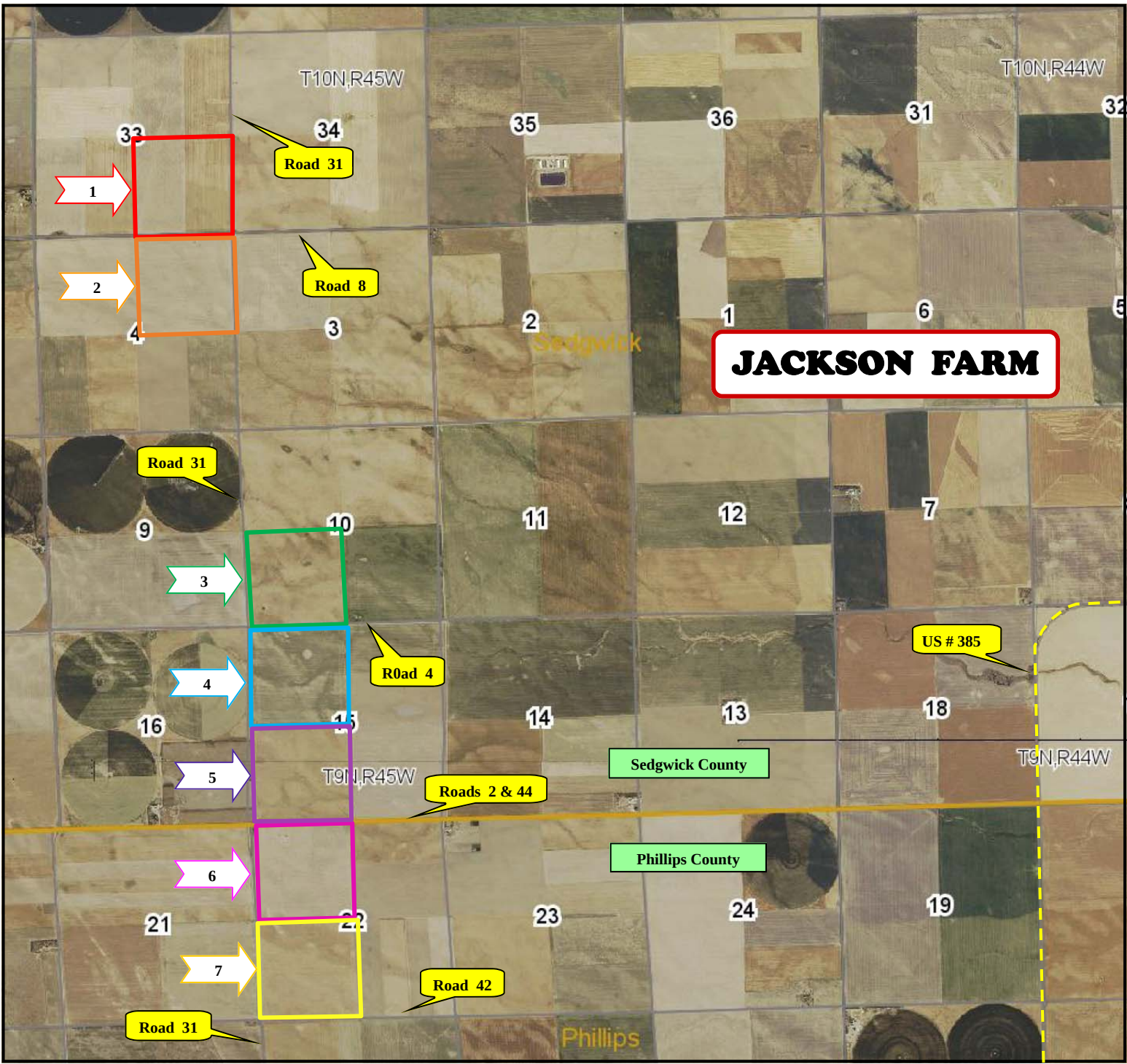
Excellent soils - 60% Class II, 40% Class III silt loam on nearly level terrain. 160 FSA Cropland Acres; Base Acres 90.2 wheat @ 37/41 bu. All in wheat stubble.

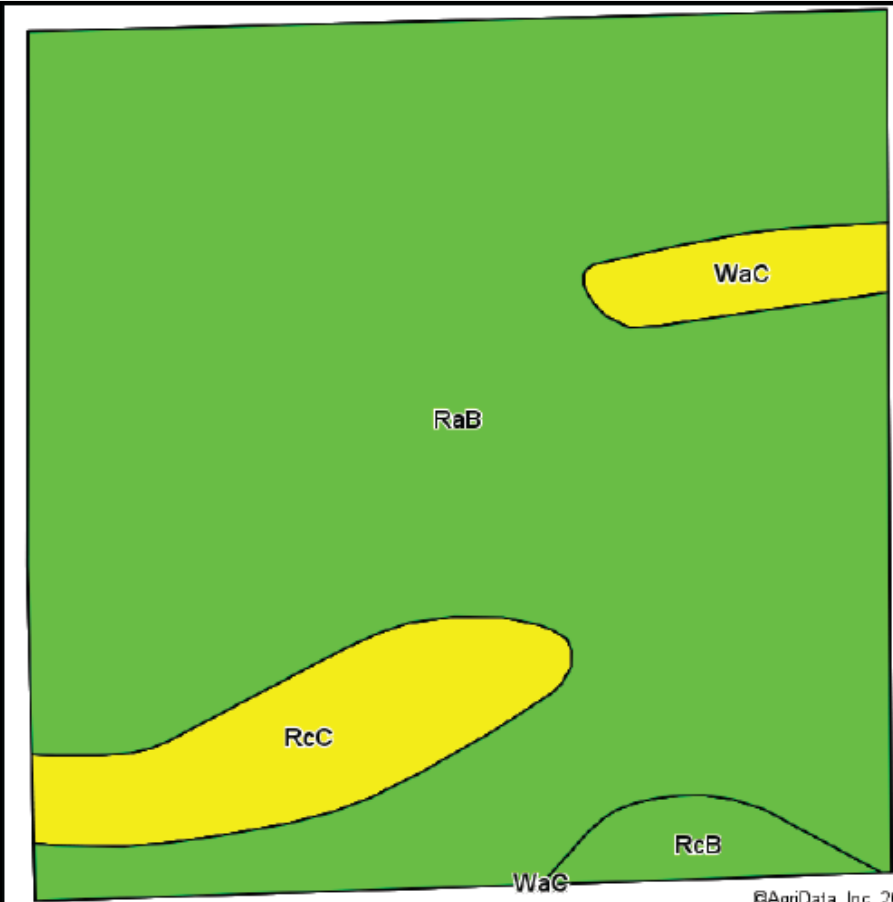
Combination B : Parcels 6 & 7 - 320 Acres



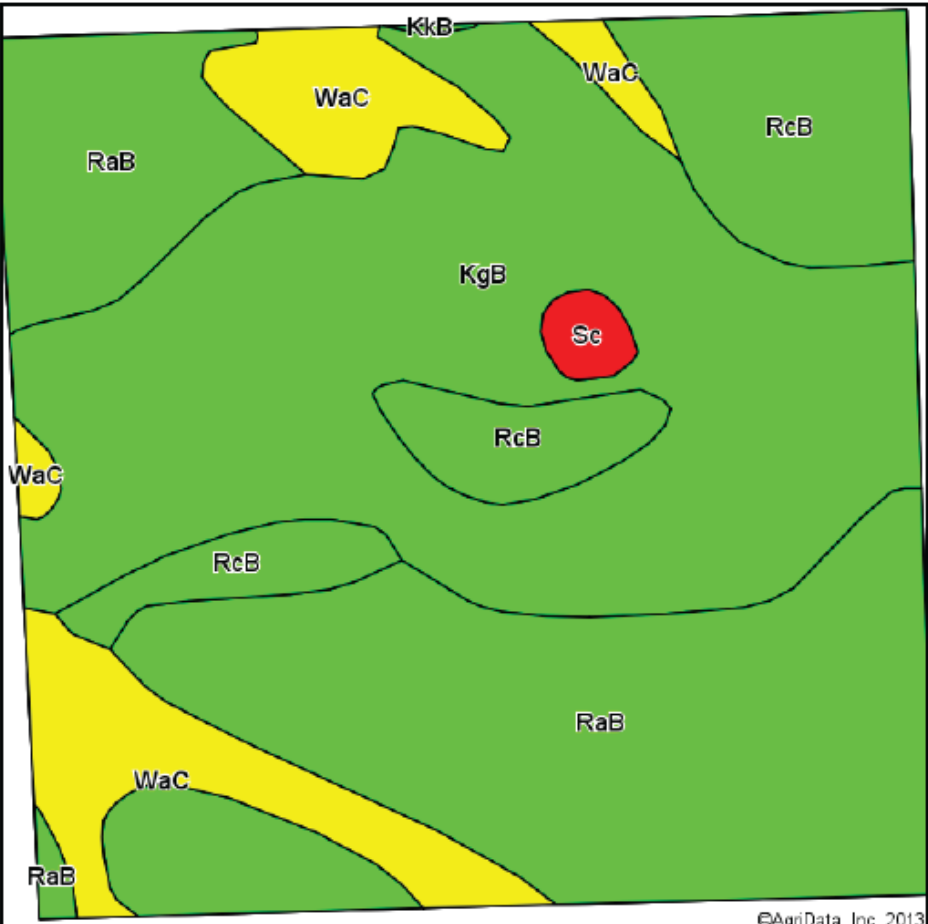
AGRI AFFILIATES, INC.

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

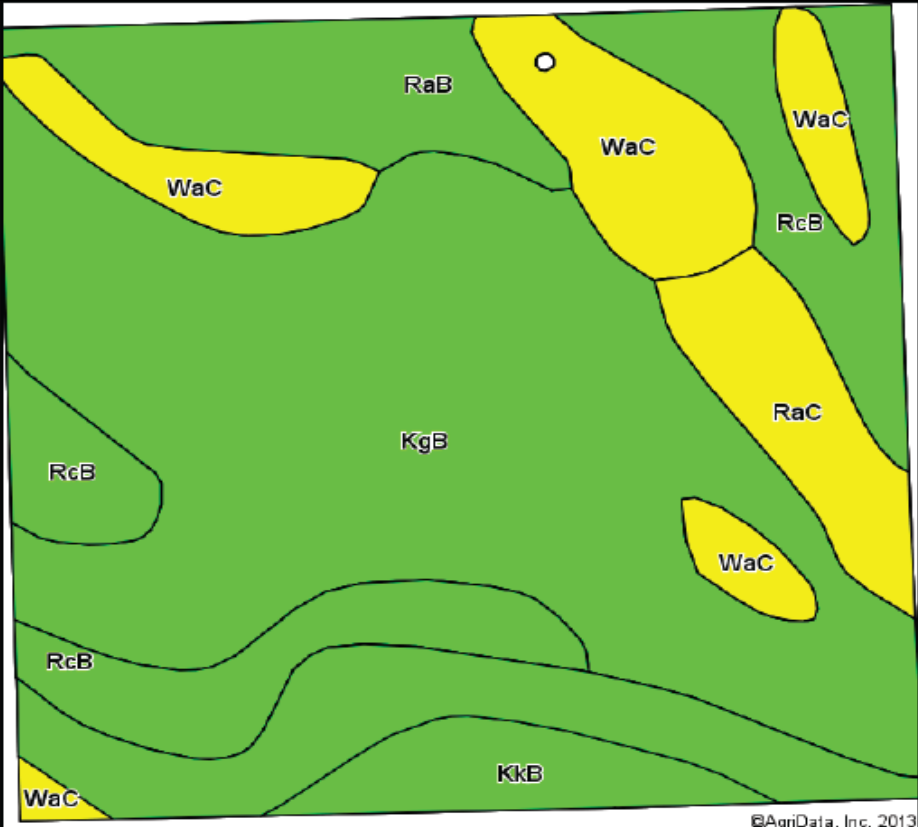




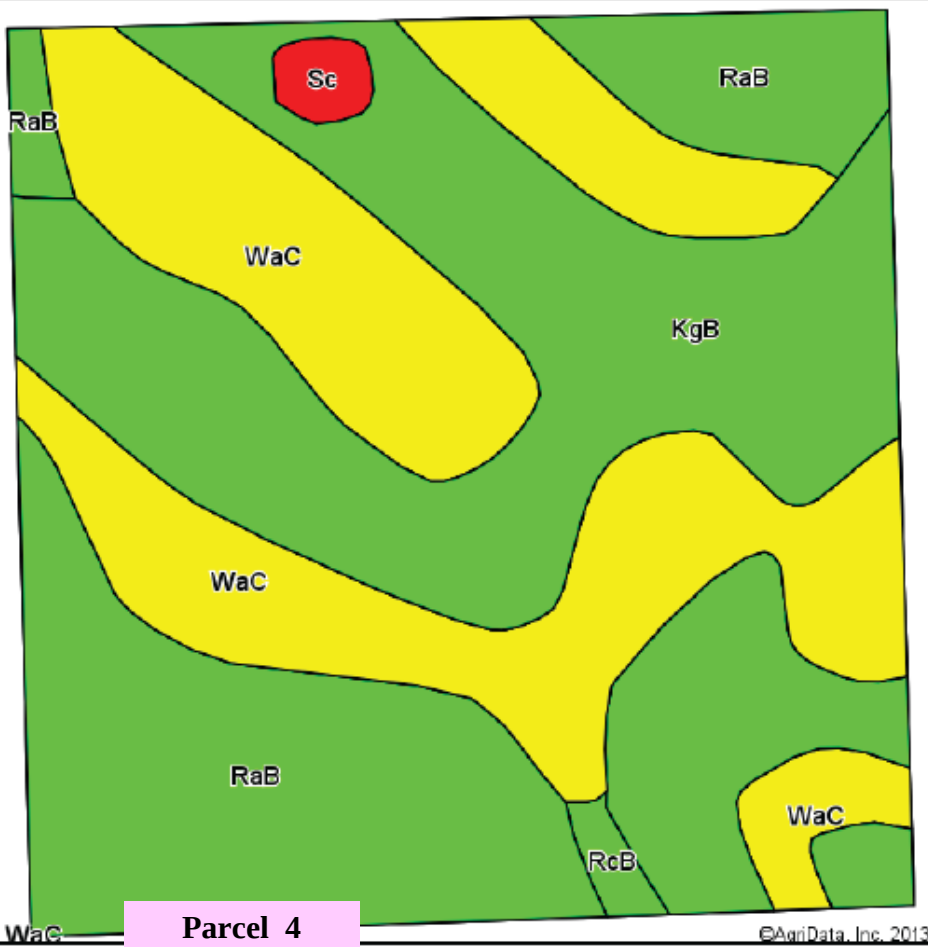
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
Parcel 1					
RaB	Rago and kuma silt loams, 0 to 3 percent slopes	136.78	85.9%		Ilc
RcC	Richfield loam, 3 to 5 percent slopes	13.72	8.6%		Ille
WaC	Wages gravelly loam, 3 to 5 percent slopes	4.75	3.0%		Ille
RcB	Richfield loam, 0 to 3 percent slopes	3.99	2.5%		Ilc



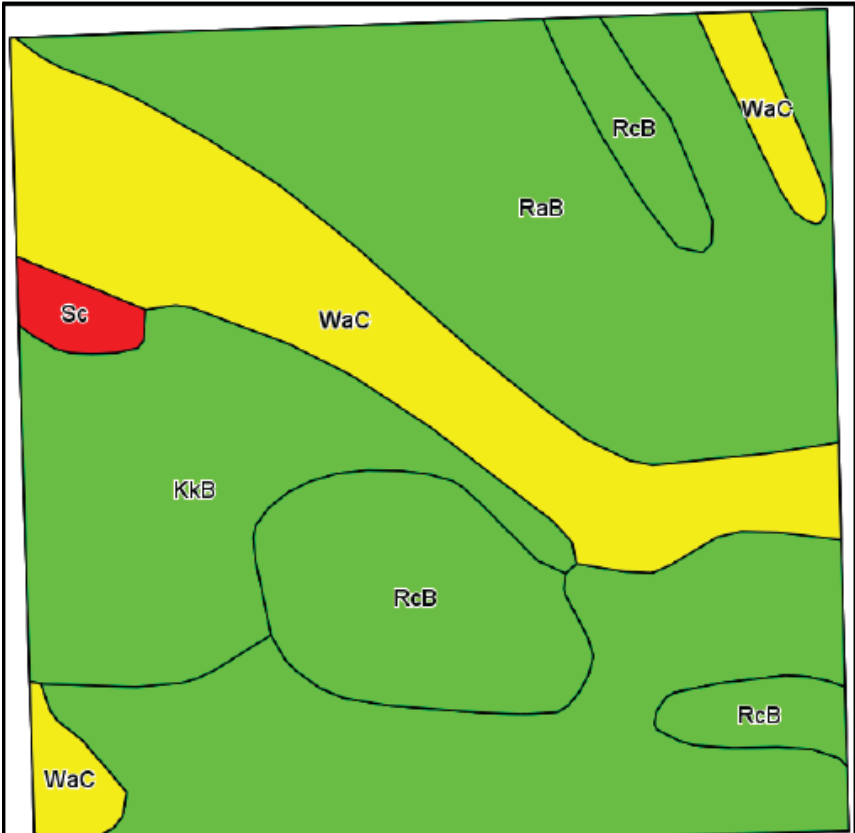
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
Parcel 3					
KgB	Keith, goshen, and kuma silt loams, 0 to 3 percent slopes	66.99	42.7%		Ilc
RaB	Rago and kuma silt loams, 0 to 3 percent slopes	52.05	33.1%		Ilc
RcB	Richfield loam, 0 to 3 percent slopes	19.78	12.6%		Ilc
WaC	Wages gravelly loam, 3 to 5 percent slopes	16.86	10.7%		Ille
Sc	Scott silt loam	1.28	0.8%		VIIw



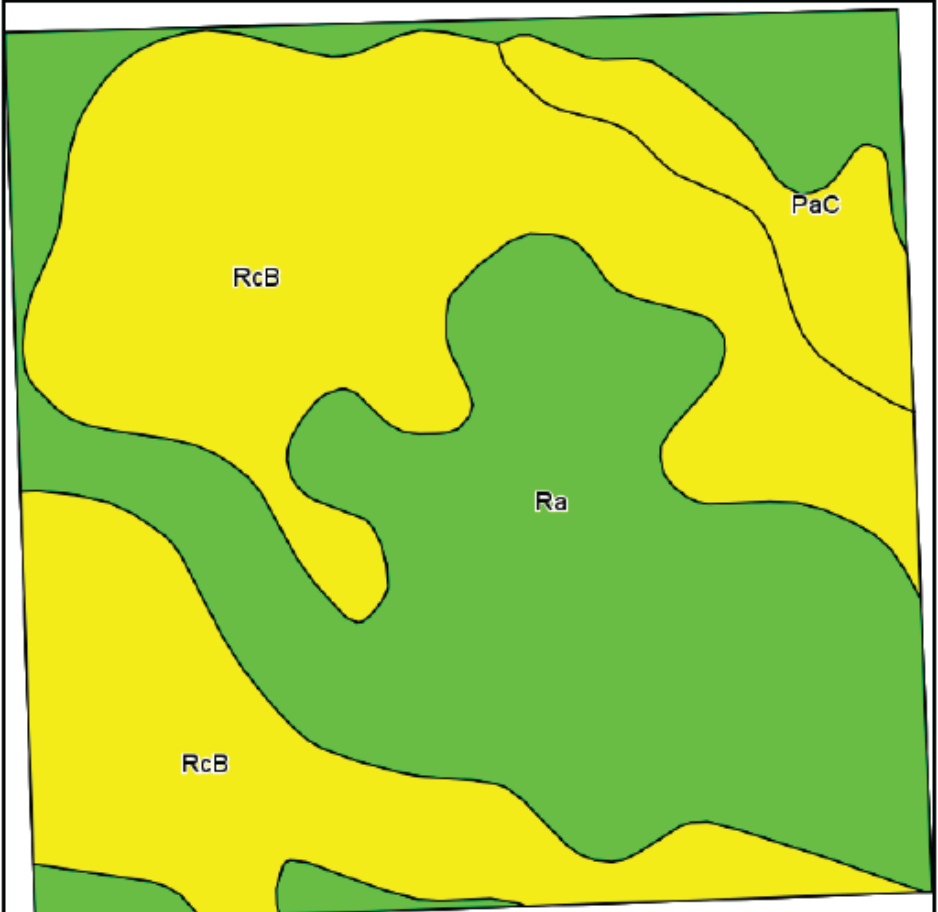
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
Parcel 2					
KgB	Keith, goshen, and kuma silt loams, 0 to 3 percent slopes	72.69	45.2%		Ilc
RaB	Rago and kuma silt loams, 0 to 3 percent slopes	27.84	17.3%		Ilc
RcB	Richfield loam, 0 to 3 percent slopes	25.14	15.6%		Ilc
WaC	Wages gravelly loam, 3 to 5 percent slopes	19.81	12.3%		Ille
RaC	Rago and kuma silt loams, 3 to 5 percent slopes	8.70	5.4%		Ille
KkB	Keith-Kuma silt loams, 0 to 3 percent slopes	6.77	4.2%		Ilc



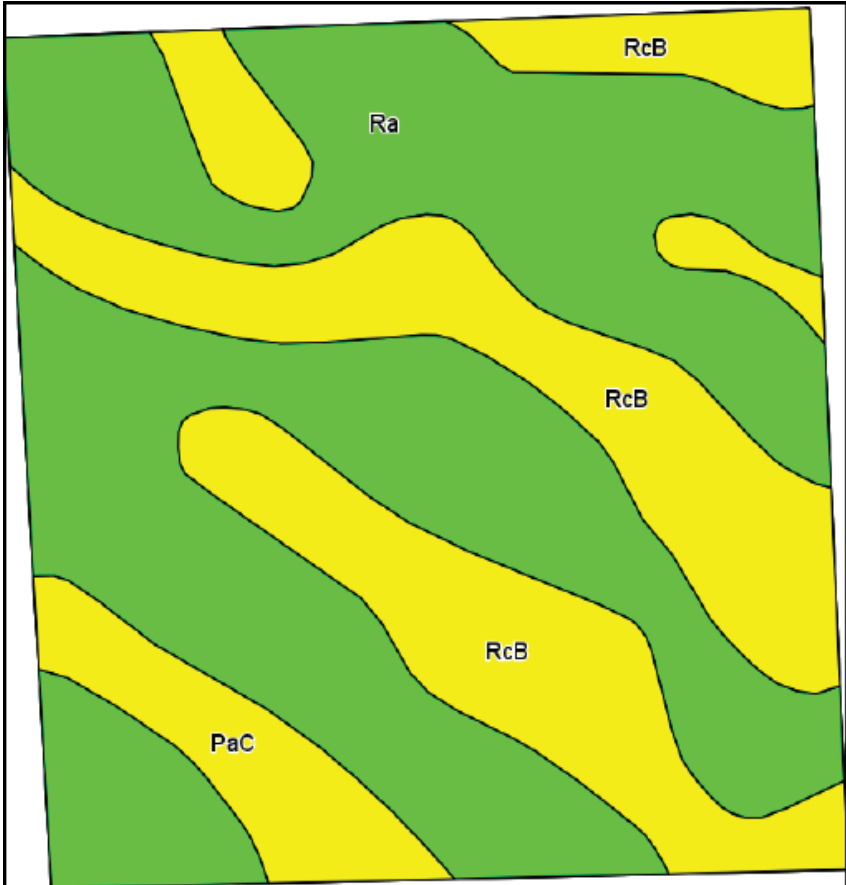
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
Parcel 4					
WaC	Wages gravelly loam, 3 to 5 percent slopes	54.72	34.4%		Ille
RaB	Rago and kuma silt loams, 0 to 3 percent slopes	52.95	33.3%		Ilc
KgB	Keith, goshen, and kuma silt loams, 0 to 3 percent slopes	48.76	30.6%		Ilc
Sc	Scott silt loam	1.45	0.9%		VIIw



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
Parcel 5					
RaB	Rago and kuma silt loams, 0 to 3 percent slopes	77.83	49.8%		Ilc
WaC	Wages gravelly loam, 3 to 5 percent slopes	30.78	19.7%		Ille
KkB	Keith-Kuma silt loams, 0 to 3 percent slopes	24.77	15.8%		Ilc
RcB	Richfield loam, 0 to 3 percent slopes	21.05	13.5%		Ilc
Sc	Scott silt loam	1.90	1.2%		Vllw



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
Parcel 6					
RcB	Richfield loam, 0 to 3 percent slopes	76.89	48.3%		Ille
Ra	Rago and Kuma loams	73.47	46.2%		Ile
PaC	Platner loam, 3 to 5 percent slopes	8.74	5.5%		Ille



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
Parcel 7					
Ra	Rago and Kuma loams	95.76	60.8%		Ile
RcB	Richfield loam, 0 to 3 percent slopes	52.21	33.2%		Ille
PaC	Platner loam, 3 to 5 percent slopes	9.48	6.0%		Ille

