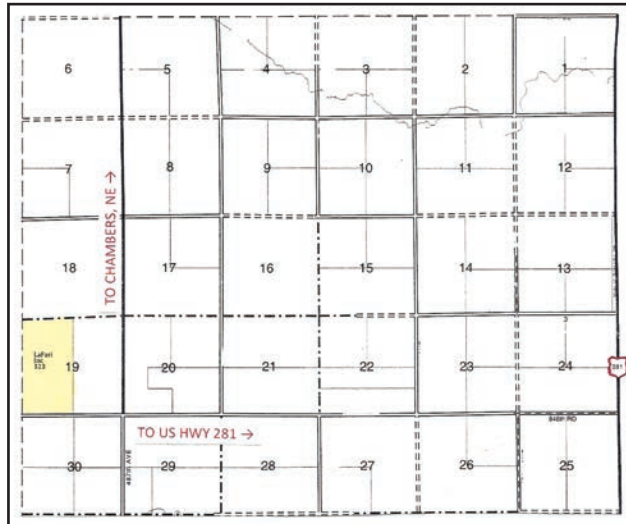


322.92+/- ACRES IN HOLT COUNTY AT ABSOLUTE AUCTION

With 244.54 Certified Irrigated Acres

WED., NOVEMBER 8, 2017 • 1:00 P.M.

Sale Site: Starving Stallion Restaurant, 823 Hwy 91, Ericson, NE



Land Location: From Chambers, Ne travel 5 ½ miles South on 487th Ave oiled co road, then ½ a mile West on 848th Road to the Southeast corner of the property and marked by Wolf Auction signs.

Legal Description: The West Half of Section 19, Township 25 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Acres: 322.92+/- tax assessed acres.

2017 Estimated RE Taxes: \$7,307.08

Certified Irrigated Acres: Upper Elkhorn NRD records indicate 244.54 certified irrigated acres.

FSA Information: 2017 records indicate 246.02 cropland acres. There are 237.60 base acres of corn and 8.40 base acres of soybeans.

Improvements: Two gearheads and two wells.

Well Information: Nebraska Department of Natural Resources indicates Well #G-036046 was drilled on 1-31-1972, 211' depth with 17' static level, 26' pumping level, pumping 900 gpm. Well #G-031128 was drilled 3-25-1969, 205' depth with 25' static level, 37' pumping level, pumping 900 gpm.

Broker's Comments: This is an opportunity to purchase sub-irrigated ground with certified irrigated water rights potentially transferrable. There is good access with a trail road along the west line, mmm along the north and graveled county road along the south. Excellent mature windbreak in the northwest corner.

Agency Clause: Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of the buyer.

Announcements: Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made 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. No absentee or telephone bids will be accepted by the auctioneer without prior approval. Owner and auctioneer not responsible for accidents.

Terms: 10% down the day of the sale with balance due at closing on or before December 8, 2017 with possession. Title insurance premium to be divided 50/50 between buyer and seller. 2017 real estate taxes will be paid by the seller. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing.



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