

**Three
Choice
Farms
Selling at**

AUCTION

439 TOTAL ACRES • FRIDAY, SEPTEMBER 11, 2009 • 11:00 A.M.

SALE SITE: North Bend VFW Hall, Main Street, North Bend, Nebraska

FARM #1



120 ACRES

Nearly All Tillable, Level Land



LOCATION: One-fourth mile south of intersection of County Roads K and 11. Approximately four miles south and two miles west of Scribner, Nebraska.

LEGAL DESCRIPTION: S1/2 NW1/4 and N1/2 N1/2 SW1/4 Section 26-19N-6E, 6th P.M., Dodge County, Nebraska.



USDA INFORMATION:

Cropland Base	118.3 Acres
Feed Grain Base	59.1 Acres
Soybean Base	59 Acres

REAL ESTATE TAXES: \$4,039.28 (2008)

PARCEL NUMBER: 270096264

FARM #2



240 ACRES

Irrigated, Choice Soils, Level Farm



LOCATION: Two miles north and one mile east of North Bend, Nebraska, on County Road R.

LEGAL DESCRIPTION: SE1/4 and the E1/2 SW1/4 Section 29-18N-6E, 6th P.M., Dodge County, Nebraska.

USDA INFORMATION:

Cropland Base	233.7 Acres
Feed Grain Base	145.2 Acres
Soybean Base	79.6 Acres
Grain Sorghum	2.5 Acres

Also Includes (2) 7,000 Bushel Drying Bins (SEE PHOTO).

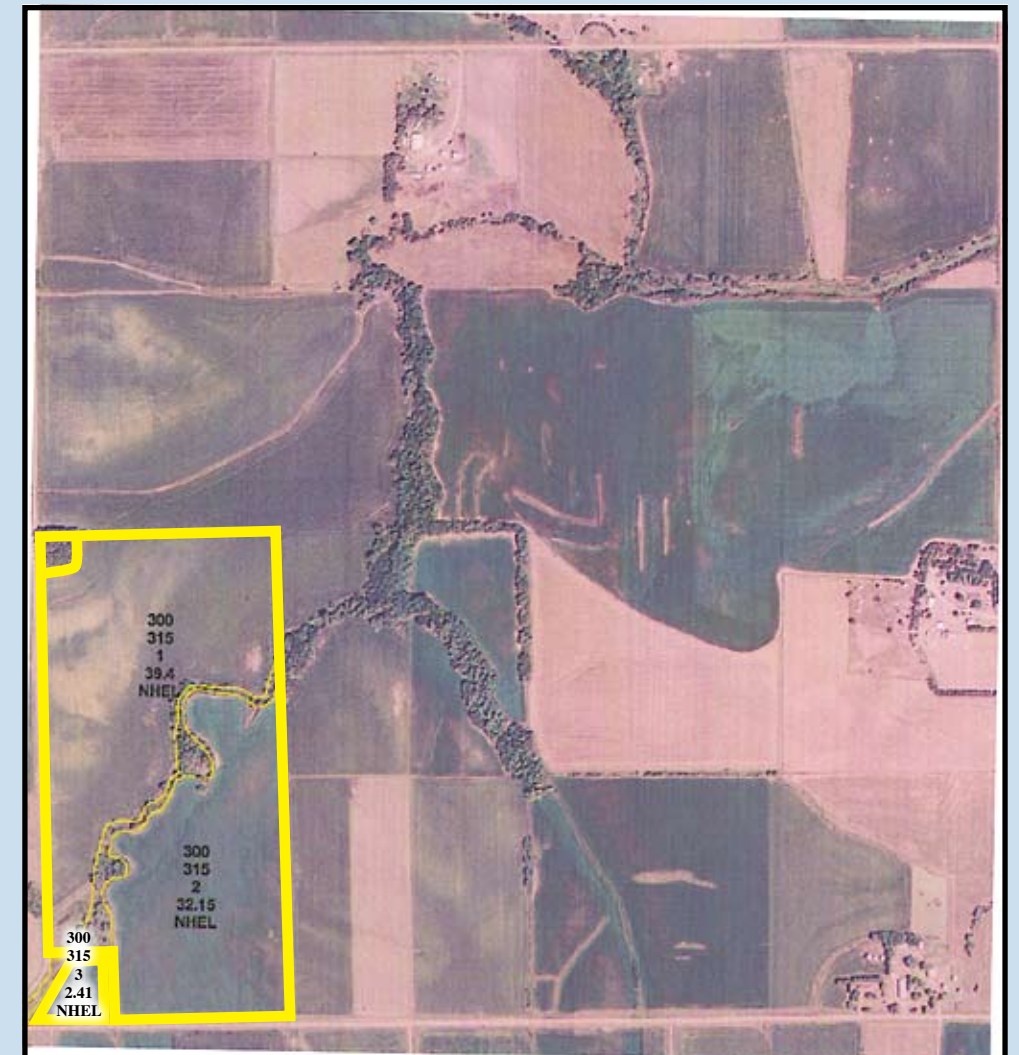
REAL ESTATE TAXES: \$8,336.66 (2008)

PARCEL NUMBER: 270094269

PLEASE NOTE: PICTURED PIVOT AND IRRIGATION PIPE BELONGS TO TENANT AND DOES NOT SELL.



FARM #3



79 ACRES (SAUNDERS COUNTY, NE)

Mostly Bottom Land with Good Soils, Mostly Tillable



LOCATION: Three and one-half miles north and two miles west of Prague, Nebraska, at intersection of County Roads 29 and V.

LEGAL DESCRIPTION: W1/2 SW1/4 Section 10-16N-5E, Saunders County, Nebraska.



USDA INFORMATION:

Cropland Base	74 Acres
Feed Grain Base	35.6 Acres
Soybean Base	35.5 Acres

REAL ESTATE TAXES: \$1,467.58 (2008)

PARCEL NUMBER: 000485500

FULL POSSESSION ON ALL FARMS 2010 CROP YEAR.

TERMS OF SALE

- Ten percent (10%) down day of sale, balance due at closing.
- Closing on or before October 13, 2009.
- Cash sale.
- Title Insurance provided with cost split.
- Title passes by warranty deed free and clear of liens and incumbrances.
- 2009 taxes paid by seller.
- Full possession for 2010 crop year.
- Closing by Dodge County Title and Escrow with cost split.
- Subject to seller confirmation.
- All announcements the day of sale take precedence over verbal or written terms before the sale.
- Auctioneers of Don Peterson & Associates are agents of and represent the seller.

AUCTIONEERS

Marlin Brabec Cell 402-719-0025 Kevin Prinz Cell 402-720-0470

LISTING AGENT

Larry Flamme Cell 402-720-0575



620 East 23rd Street
Fremont, NE 68025
402-721-7177

100 East 6th Street
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402-721-9700

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Fremont, NE 68025

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at AUCTION**

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