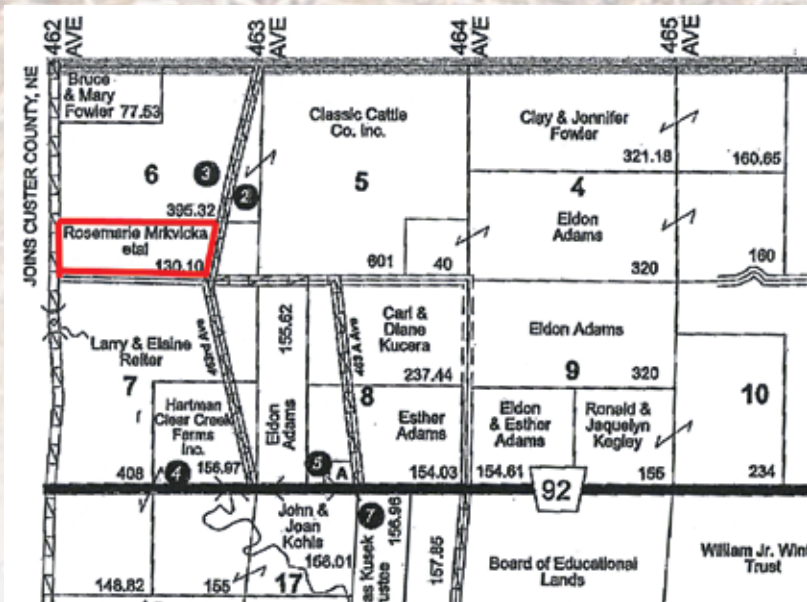


130.1+/- Acres Sherman County Irrigated Crop Ground

ONLINE AUCTION
www.bigiron.com

Friday, January 27th, 2012 - 2:00 P.M.
 Bid Today: You can place bids now through January 27th

Onsite Bidding Available Starting At 1:30 PM At Colony Motel, Loup City, NE on January 27th, Auction starts concluding and goes to final close at 2:15 PM.



LEGAL

A tract of land in the S 1/2 of the S 1/2 of Section 6-T15N-R16W, Sherman County, NE containing 130.1+/- acres.

LAND LOCATION

8 miles East of Ansley, NE the SW corner of farm is at the intersection of Hwy 7-91 Road and 462nd Avenue.



GENERAL DESCRIPTION

This 130 acre farm consists of mostly gravity irrigated farmland. There are a few dryland acres. The building site is uninhabited and has been for some years. Three smaller grain bins are also included in the sale. The well has been recently reworked. The family spent \$ 10,943 on the pump and new electric motor 4 years ago. The 8 inch pump is powered by a 1775 RPM, 40 hp, 3 phase motor. There is a new panel for the well also. All of the irrigation gated pipe sells with the farm.



This farm would be an excellent candidate for a windshield wiper pivot on the East 80, that would get the pivot over the dryland acres with the balance easily gravity irrigated.

2010 TAXES

\$3,450.66

2011 FSA PAYMENT

\$2,552.00

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level Series	Pump Col Dia Pump Depth Well Depth
G-013546 WellID: 18873 Other Info Logs View as PDF	I A	Sherman Lower Loup 15N 16W 6 SWSW 1290 S 660 W Map It	10/8/1953 10/28/1957	74.54 1000 gpm 16 ft 33 ft PRO	8 in --- 208 ft

TERMS

Immediately following the auction, the successful buyer will be contacted by Ron Stock and enter into a written purchase agreement. The successful buyer will be required to enter into a written purchase agreement with a 10% down payment the day of the auction. The balance will be due at closing on or before February 27th, 2012. Possession will be at closing. Seller will provide marketable title to the buyer evidenced by a policy of title insurance. Cost of title insurance and closing costs will be divided equally between seller and buyer. The 2011 real estate taxes will be paid by seller. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. All announcements on day of auction will take precedence over anything written or implied. Stock Realty & Auction Co. is working for the seller.

TOM & ROSE MRKVICKA, MICHAEL & ROSE HURT, DENNIS & CAROLYN KRESHA, ALFRED HURT, BECKY HURT, Owners

For more information, contact listing agent: Ron Stock 402-649-3705

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