

LAND AUCTION

NOVEMBER 8 • 10AM

1855
ACRES
OFFERED IN 16 TRACTS

AUCTION LOCATION:
ADAMS COUNTY FAIRGROUNDS - HASTINGS, NE.
947 South Baltimore Avenue Hastings, NE 68901. One block north of the intersection of Highways 6/34 and Highway 281.



PROPERTY LOCATIONS:

TRACTS 1 - 9. From the northeast corner of Holstein, go north 2 miles on S. Holstein Ave. to the SW corner of Tract 1. Tracts 1 - 9 are all contiguous.

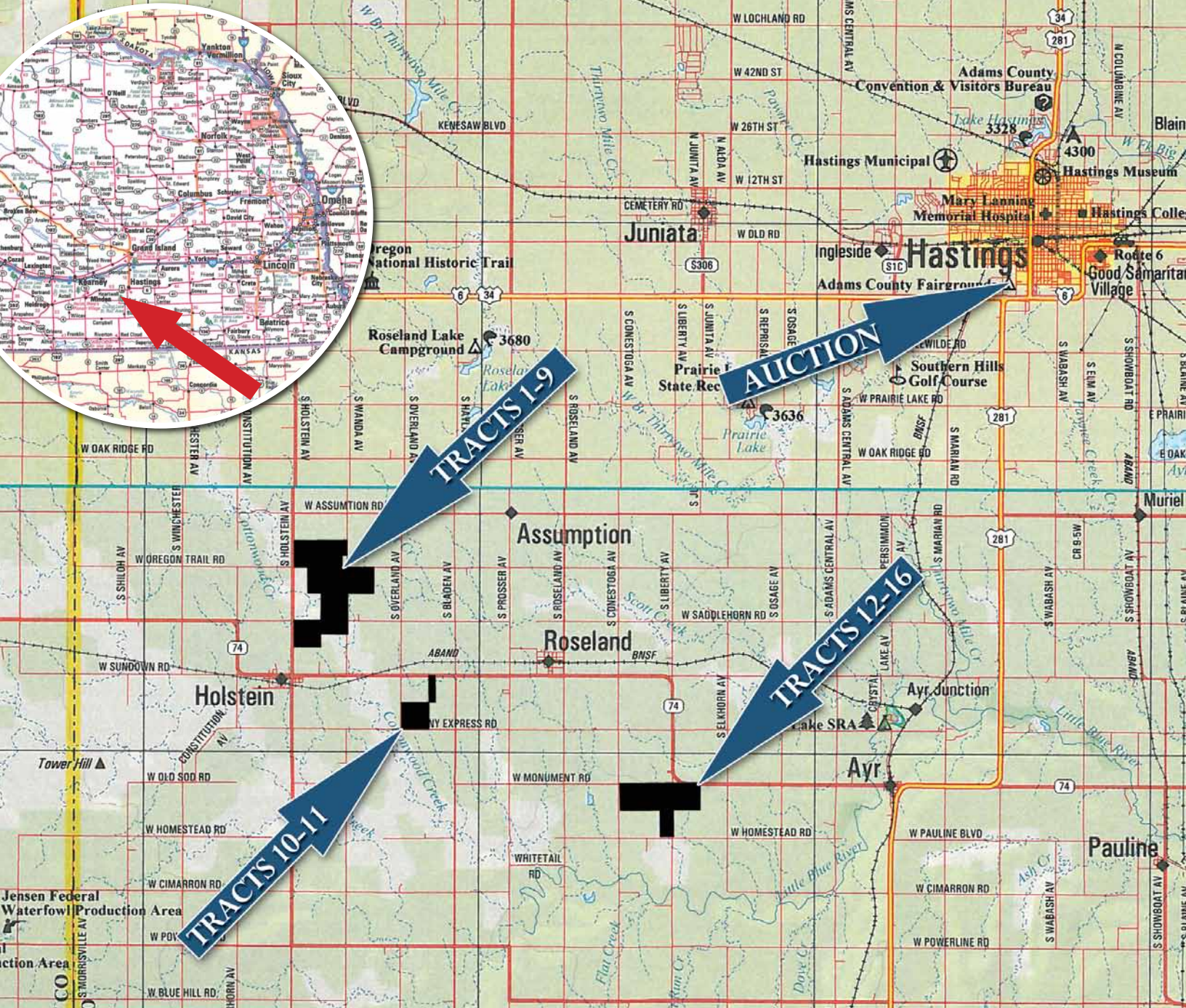
TRACTS 10 & 11. From the northeast corner of Holstein, go east 2 miles on Hwy. 74 to S. Overland Ave., then go south 1/4 mile to the NW corner of Tract 10. Tracts 10 & 11 are contiguous.

TRACTS 12 - 16. From the southeast corner of Roseland, go east 2 miles on Hwy. 74 to the curve, follow the curve south 2 miles to the next curve, follow that curve and Hwy. 74 east to the north side of Tract 16. Tracts 12 - 16 are all contiguous.

INSPECTION DATES:
MONDAY, OCTOBER 8 • 4PM - 6PM
MONDAY, OCTOBER 22 • 9AM - 11AM
WEDNESDAY, NOVEMBER 7 • 2PM-4PM
Meet a Schrader Auction Representative on Tract 7 for More Information.



SCHRADER Real Estate and Auction Company, Inc. www.schraderauction.com 800-451-2709



AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 16 will be offered in individual tracts, in any combination of these 16 tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may complete. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction Company on or before Thursday, November 1, then cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com). If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Sellers.

DEED: Seller shall provide Warranty Deed(s).

EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price. Cost of the Title Insurance to be split 50:50 between Buyer and Seller. Any lender's Title Insurance and endorsements will be paid by the Buyer.

CLOSING: The closing shall take place by December 7, 2012 or as soon thereafter as applicable closing documents are completed by Seller. Seller and Buyer shall share 50:50 the cost of closing.

POSSESSION: Possession is at closing, subject to any remaining rights of the farm tenants.

REAL ESTATE TAXES: The Seller shall be responsible for the 2012 calendar year taxes and the Buyer shall be responsible for the taxes due for 2013 calendar year and thereafter.

MINERALS: Sellers shall include with the sale of the real estate all mineral rights they own, if any.

BUYER'S PREMIUM: A 2% Buyer's Premium will be charged to the Buyer. The Buyer's Premium shall be

added to the high bids to determine the Total Contract Purchase Price.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc., The Lund Company and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

OWNER: BUFFALO HILL FARM LLC

THURSDAY, NOVEMBER 8 • 10AM
Held at the Adams County Fairgrounds - Hastings, NE

LAND AUCTION
Hastings, Nebraska
Adams County

- Investment Opportunity
- Mostly Irrigated Farmland
- Grassland

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ONLINE BIDDING AVAILABLE

SCHRADER Real Estate and Auction Company, Inc.
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25	26	27	28	29	30	
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10
1	2	3				
Sun	Mon	Tue	Wed	Thu	Fri	Sat

NOVEMBER 2012

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Adams County, Nebraska

THURSDAY, NOVEMBER 8 • 10AM
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Call 800.451.2709
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In cooperation with **LUND** COMPANY

LAND AUCTION

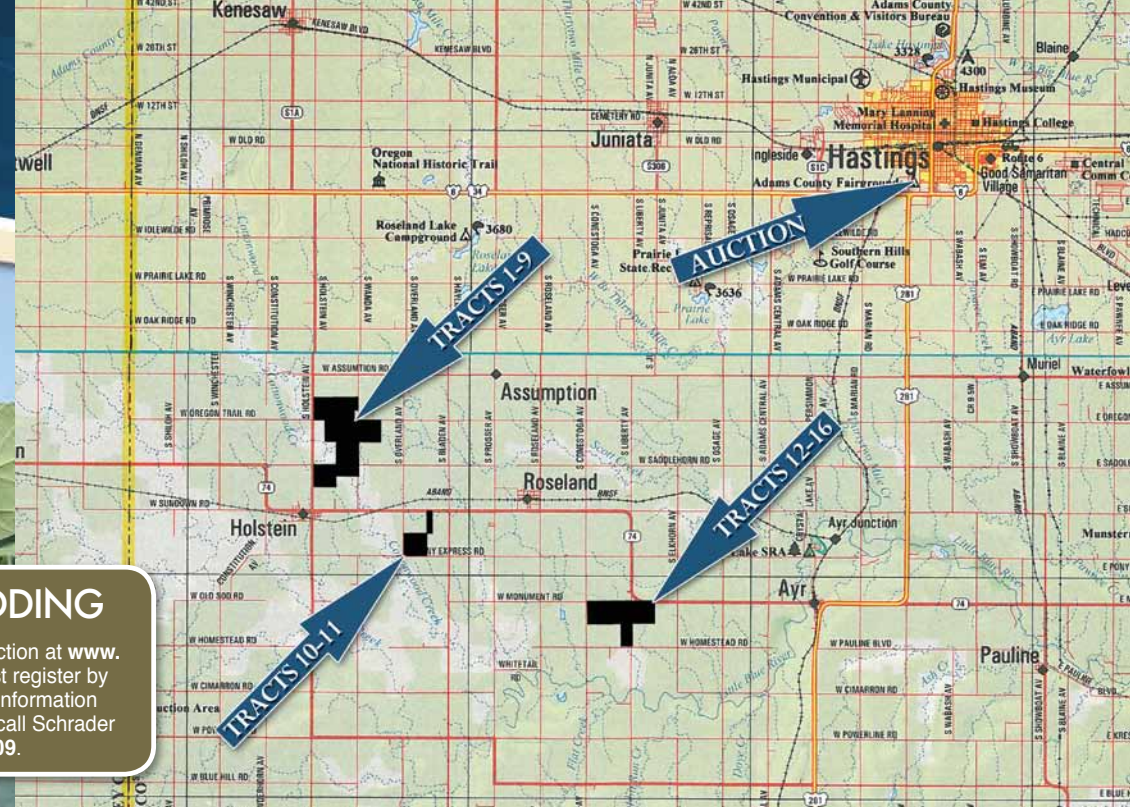
Hastings, Nebraska
Adams County

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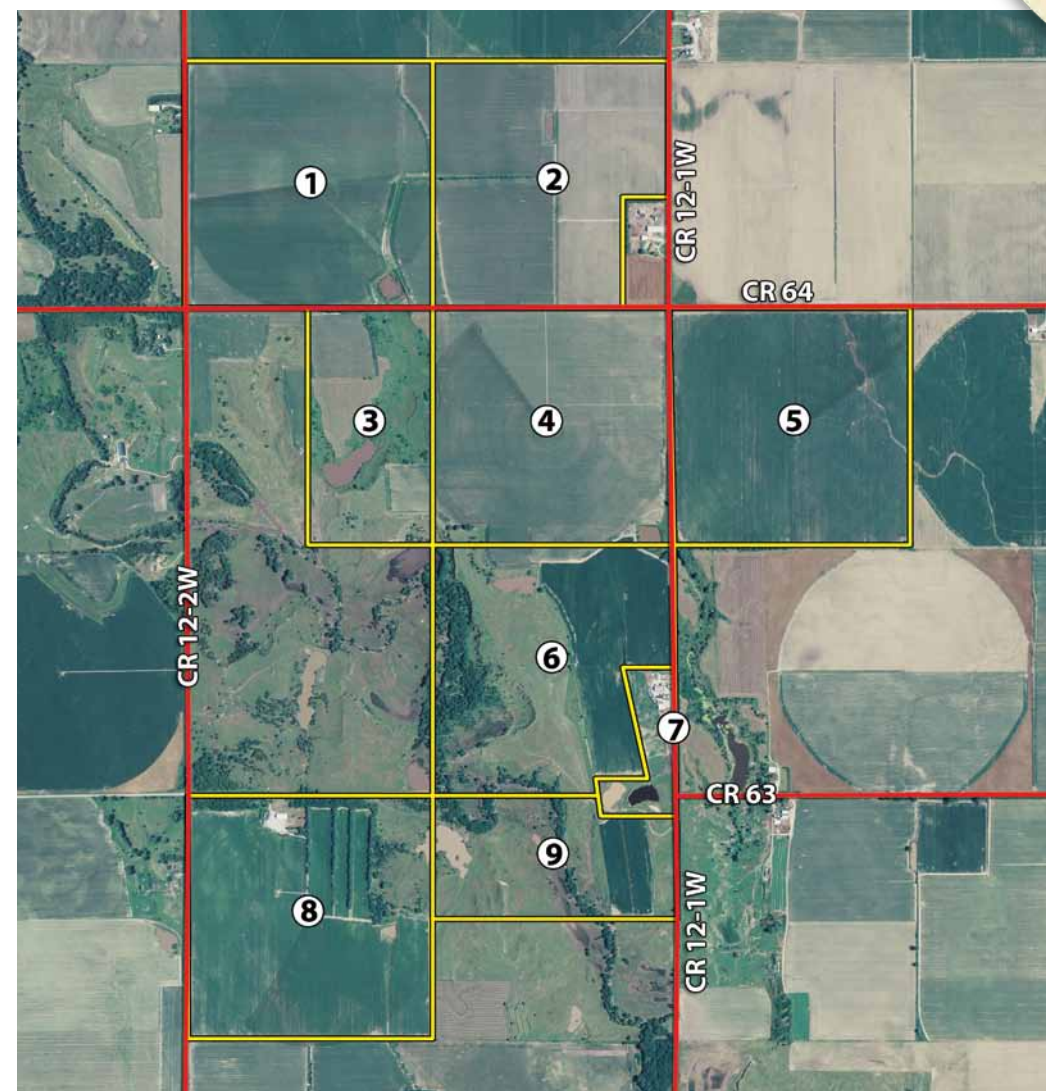
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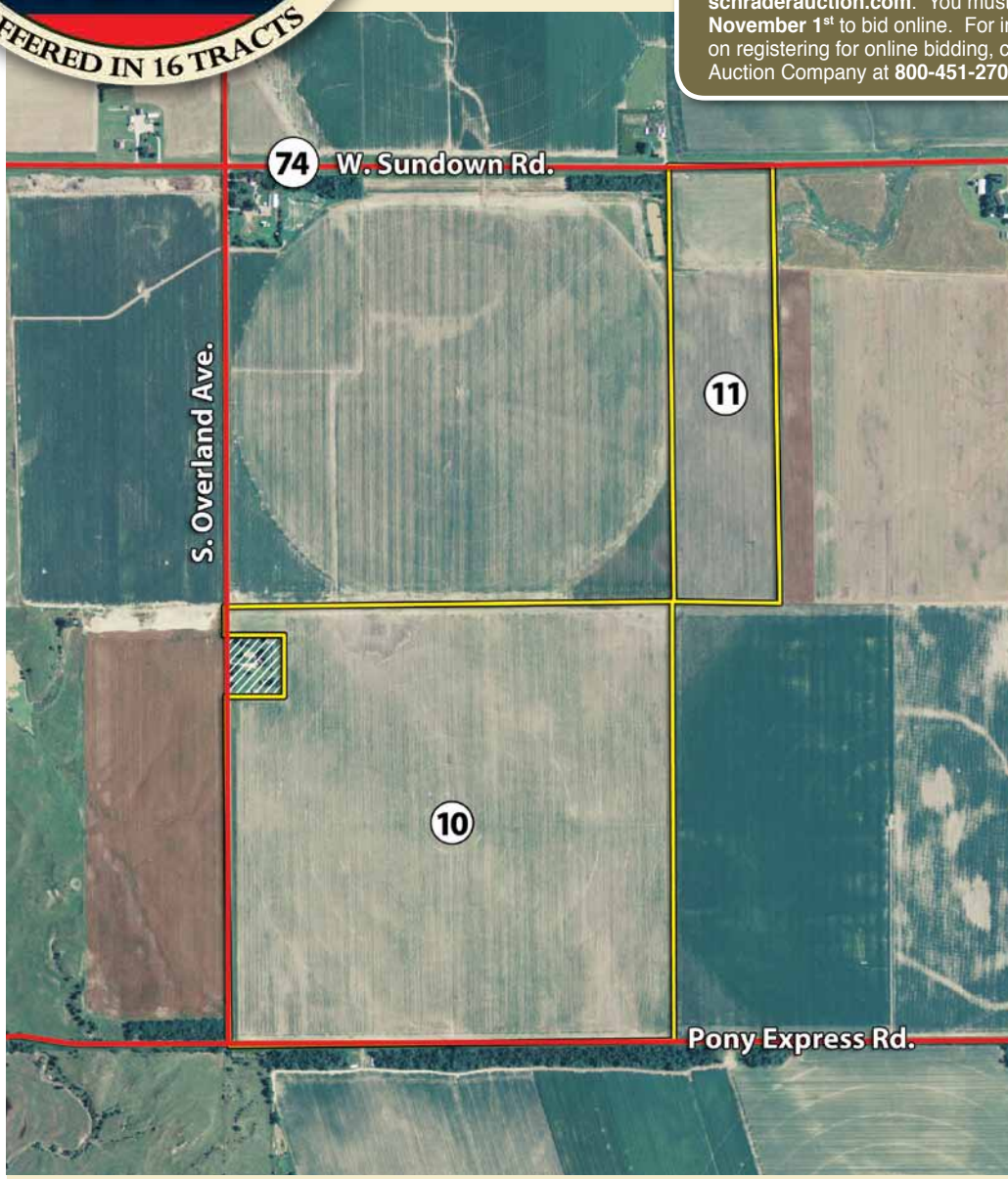
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- Mostly Irrigated Farmland
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ONLINE BIDDING
You may bid online during the auction at www.schraderauction.com. You must register by **November 1st** to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



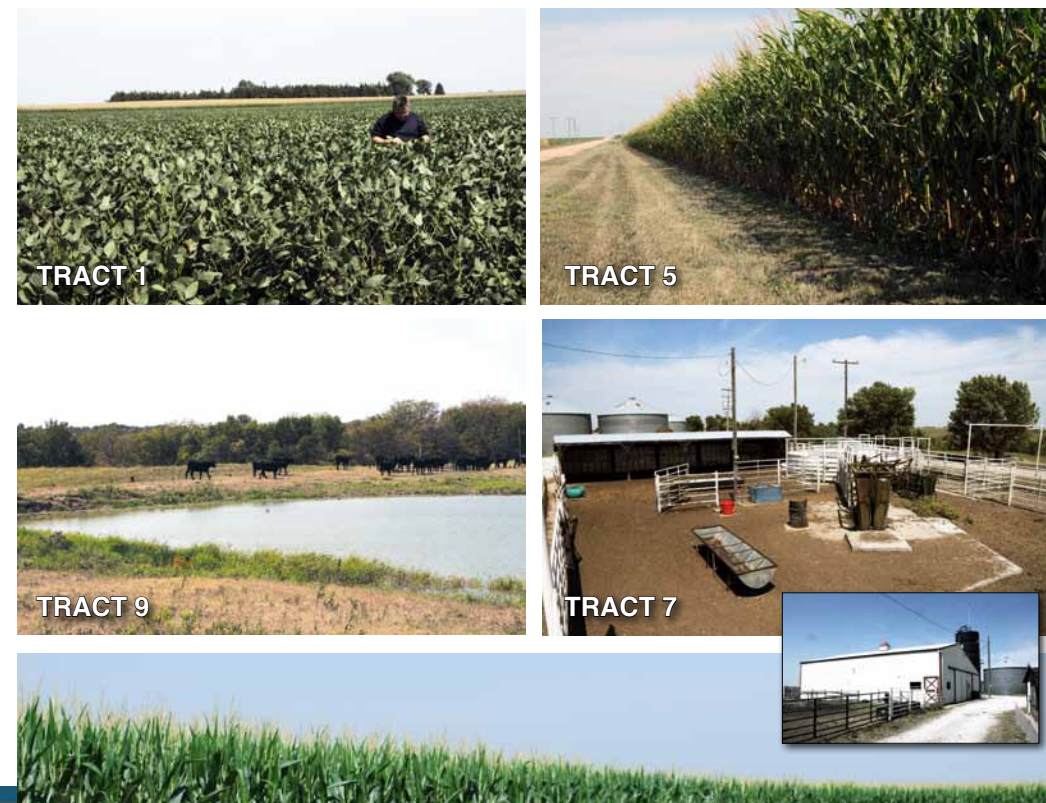
- TRACTS 1-9**
- TRACT 1:** 160 Acres with approximately 154 acres tillable and 122 acres under pivot. Soils are mostly Hord, Hasting and Holder Silt Loam.
- TRACT 2:** 145 Acres with approximately 140 acres tillable. All gravity irrigation with excellent water. Soils are mostly Hord, Hasting and Holder Silt Loam.
- TRACT 3:** 80 Acres with 20 acres tillable and 60 acres in rolling grassland with some trees and 3 acre farm pond.
- TRACT 4:** 160 Acres with approximately 145 acres tillable and 122 acres under pivot. Soils are mostly Hord, Hasting and Holder Silt Loam.
- TRACT 5:** 160 Acres with approximately 154 acres tillable and 122 acres under pivot. Excellent soils include Hord, Hasting and Holder Silt Loam.
- TRACT 6:** 143 Acres with approximately 52 acres tillable and the potential of the new development of crop land. Note: This tract includes the irrigated well located on Tract 4 with cross easement to maintain and operate well for the benefit of Tract 6.
- TRACT 7:** 20 Acre tract of land with excellent potential. 60'x50' Calving Bam. 50'x100' Machine Shed with concrete floor. Cattle working facility and feed lot. 5 Grain Bins with a total of 55,000 bushel storage.
- TRACT 8:** 155 Acres with approximately 127 acres tillable and approximately 107 acres under pivot with 20 acres gravity irrigation. Renesaw, Hasting and Silt Loam soils. Improvements include 60'x100' machine shed with a 40'x40' insulated shop and 14'x60' mobile home.
- TRACT 9:** 77 Acres with approximately 13 acres tillable. Balance in grassland and pasture.



- TRACTS 10-11**
- TRACT 10:** 157 Acres with approximately 153 acres tillable and 122 acres under pivot. Excellent Hasting Silt Loam soils.
- TRACT 11:** 39 Acres mostly tillable with good Holder Silty Clay Loam and Holder Silt Loam soil.



- TRACTS 12-16**
- TRACT 12:** 80 Acres with approximately 72 acres tillable. All gravity irrigation with (1) 15,000 bu. Monarch drying bin and (1) 45,000 bu. Monarch storage bin.
- TRACT 13:** 160 Acres with approximately 142 acres tillable with 122 acres under pivot. Soils are mostly Hasting, Hord and Holder Silt Loam.
- TRACT 14:** 80 Acres with approximately 32 acres tillable and the balance in grassland. Don't overlook this tract, it has good potential for future cropland development.
- TRACT 15:** 159 Acres with approximately 155 acres tillable and 122 acres under pivot. Soils are mostly Hasting, Holder and Hord Silt Loam.
- TRACT 16:** 80 Acres with approximately 32 acres tillable and the balance in grassland. **Note:** This tract has potential for future improvement of more cropland.



Excellent Water!

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Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials.

