

Land Auction-Machinery Auction

110 Acres M/L - 2 Tracts

Saturday, Nov. 28th, 2009

Land Auction: 11:00 am • Machinery Auction: 12 Noon
 Otoe Co., Nebraska, 1238 S 8th Road, Douglas, NE
 Auction will be held on site



Tract II - Approximately 11 acres m/l subject to survey.

Cropland - Approximately 10.34 acres
Improvements: 18' Stormor Grain bin
 Note: This tract would make an outstanding building site. Rural water available.

FSA Information for Total Farm

Farm#3683			
Wheat Base	7.0	DY 35	CCY 35
Corn Base	7.9	DY 79	CCY 79
Grain Sorghum	73	DY 76	CCY 76
Soybean Base	15.7	DY 26	CCY 26
Total Base Acres	103.6		

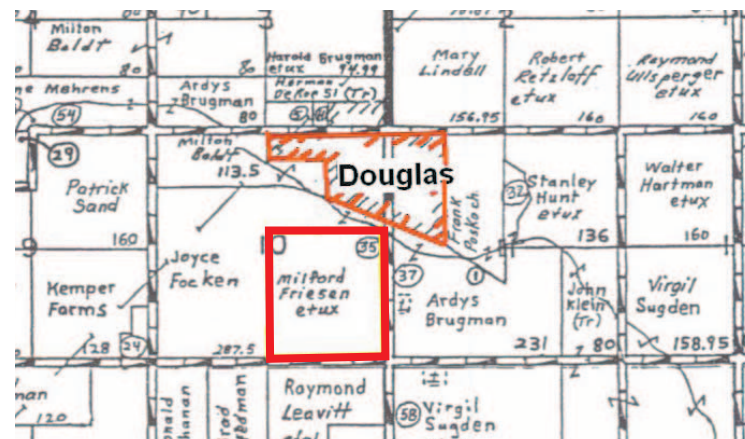
Soil Types - Predominant

- 7505 Pawnee Clay Loam
- 7231 Judson Silt Loam
- 7513 Pawnee Clay
- 7693 Wymore Silty Clay

If farm is sold to 2 buyers, base acres for each commodity will be assigned by Otoe County FSA Office.

Taxes: Taxes are estimated at \$2659.48 per year. Taxes for each tract will be determined after survey and prorated to date of closing with sellers paying all prior taxes.

Note: Don't miss this opportunity to purchase 2 parcels of productive Otoe County Farmland. Contact Ed Spencer, Auctioneer for further information at 402-510-3276.



Terms: Buyer will enter into a purchase agreement immediately following the auction. Bids are not subject to financing. 10% down day of auction to be held in the Ed Spencer Real Estate Trust Account in Nebraska with the balance upon closing on or before December 28, 2009.

Title: Sellers will provide title insurance showing marketable title and deed at closing. Cost of title insurance to be split 50/50 between buyers and sellers.

Acceptance of Bids: The final bid is subject to approval by seller.

Disclaimer: Announcements made by the auctioneer at the time of sale will take precedence over any previously printed material or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. 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 being made by the sellers or the auction company. 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 believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

Agency: Auctioneers Ed Spencer and Associates are agents for and represent the sellers. All bidders will be considered customers, not clients.

Farm Location: From Douglas, Nebr., south 1/4 mile. Douglas, Nebr. is 8 miles south of Palmyra, Nebr. on the 66A Spur or approximately 23 miles east of Lincoln, Nebr.

Legal Description: 110 acres m/l located in the SE of Section 10, Township 7 (Hendricks), R9, Otoe County, NE
 Legal description for each tract will be completed after survey.

Farm will be offered in 2 tracts.

Tract I - 99 acres m/l, subject to survey
 Farm #3683 - Tract #583

Cropland - Approximately 99 acres
 See base acres below

Note: This is a very nice tract of land which is approximately 100% tillable.



Tractor
 JD R Diesel (1952) W/F,
 original 18-4-34
 tube-type radials,
 SN R7600
 Custom Built V Snow
 Plow fits "R"

Field Equipment
 TWD - JD Plow Disc New
 26", blades & bearing and
 new tires, Ser# 014365B
 JD 1600 chisel
 Land Roller, 10'
 JD wheel rake

Friesen No-Till Drill, 56" - 14"
 rows on 4" centers, will
 accommodate native grass
 LandPride 6' Rear Blade
 Model 1000 IH Mower, 9' bar
 4-Row 3-Pt. Danish Tine
 Cultivator

Miscellaneous
 Some Iron
 Some miscellaneous
 items
 Yetter fertilizer openers

Ed Spencer, Auctioneer

Steve Bergren & Danny Rubel,
 Ringmen 712-789-0847

Milford & Jean Friesen, Owners

Managed By:

Ed Spencer
 Real Estate & Auction Co.

Spencer Auction Company

322 E. 7th St. - Logan, IA. 51546

712-644-2151 Office • 402-510-3276 Mobile

www.edspencer.com

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