

160 Acres (+/-) Knox County Land

LAND AUCTION

Thursday, March 27, 2008 - 1:30 p.m.

LOCATION OF AUCTION:

Drovers Steakhouse
Creighton, Nebraska

LAND LOCATION:

From Creighton, NE:
Take Hwy. 59 one mile west to 529 Ave,
then one mile south



GENERAL INFORMATION:

160 total acres, more or less. This is a productive farm consisting of approximately 33 acres cropland, 115 acres pasture, and 12 acres hay meadow. This is a well cared for property with quality grass, good soils, excellent road access, a submersible well, and electrical service. The properties existing utilities and close proximity to the town of Creighton also make it a great potential new home site. Soils are predominantly Bazile loam, Thurman fine sandy loam, Kezan silt loam, and Obert silt loams. The topography of the property is nearly level to gently rolling. This is an excellent opportunity to invest in a diversified farm in a great location.

LEGAL DESCRIPTION:

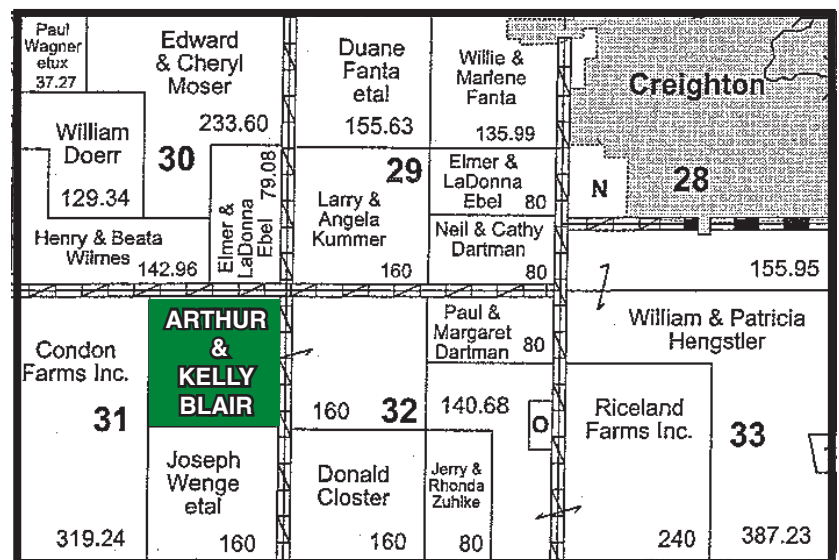
The Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Twenty-nine (29) North, Range Five (5) West of the 6th P.M., Knox County Nebraska.

TERMS:

Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before April 15, 2008, the date of closing. Buyer will receive full possession at closing.

Owner's policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing, all preliminary financial arrangements must be made prior to the sale. Property to be sold "AS IS" with no warranties or guarantees implied. Information herein was obtained from sources deemed reliable, but Broker makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and rely on their own conclusions. The property is sold subject to existing easements, restrictions, or reservations of record, if any. Bidding increments are solely at the discretion of the auctioneer.

Sale is subject to seller confirmation; however it is their desire to sell to the highest and best bidder. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Homestead Land & Management Company, Inc. and its associates are representing the sellers as sellers' agents



PLEASE NOTE: A "Farm Data Report" is available that details pertinent information pertaining to the subject farm such as farm location, complete legal description(s), FSA information, soil map(s), equipment & improvements included (if any), real estate tax information, irrigation well information (if any), etc. These reports are available by contacting Homestead Land & Management Company, Inc., in Verdigre, Nebraska at (402) 668-7400 or (402) 841-1360 cell.

INSPECTION:

We welcome your inspection of this property.
Contact: Dan Rohrer, Broker
(402) 668-7400 or (402) 841-1360 cell
COLOR PICTURES ARE AVAILABLE AT:
www.homesteadlandcompany.com

AUCTION CONDUCTED BY:

HOMESTEAD
LAND & MANAGEMENT CO.



DAN ROHRER, Broker
Main Street • P.O. Box 377
VERDIGRE, NE 68783

Office: (402) 668-7400
Cell: (402) 841-1360
Residence: (402) 847-3276

**Art & Kelly
Blair,
Owners**

HOMESTEAD
LAND & MANAGEMENT CO.



DAN ROHRER, Broker
Main Street • P.O. Box 377
VERDIGRE, NE 68783

Please Post

**ART & KELLY
BLAIR**

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