ANNOUNCEMENTS: Property information provided was obtained from sources deemed reliable, but the Auctioneer/Broker makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its conditions and to rely on their own conclusions. Any announcements made auction day by the Auctioneer/Broker will take precedence over any previous materials or statements. Bidding increments are solely at the discretion of the Auctioneer/Broker. No absentee or telephone bids will be accepted at the Auction.

TERMS: Ten percent (10%) earnest money payment is required on the date of the auction. The earnest payment may be paid in the form of a check. Ag Country Partners, Inc. Trust Account will hold all funds. At the conclusion of the Auction, the highest bidder will enter into a real estate contract and deposit ten percent of the sales price with Ag Country Partners, Inc. Trust Account. The Sellers will provide an owner's policy of the insurance in the amount of the purchase price. The Seller and the Buyer will share the cost of such title insurance and any escrow closing fees equally. Sellers will not provide lenders policy of title insurance. Sale is not contingent upon buyer financing. “Please arrange for financing prior to the Auction”.

LOCATION: VFW Club at 3340 W. “A” Street, Lincoln, NE. (5 miles E. of Land)

TIME: 1:00 PM

LEGAL DESCRIPTION: Lot 22 & the West 35 ft. of Lot 23, Irregular Tracts in the NW1/4, S34, T10N, R5, East of the 6th PM, Lancaster County, NE.

TAXES: Sellers will pay property taxes for 2008 and all prior years. 2009 Taxes will be the Buyer's responsibility.

CONDITIONS: This Sale is subject to all easements, covenants, leases and restrictions of record. All improvements sell as is, where is.

POSSESSION: Possession will be granted at date of closing on or before December 29, 2008.

CLOSING: The projected closing date is on or about December 29, 2008.

FSA: FSA information on this tract will be determined & provided at date of Auction.

SURVEY: Any survey needed will be at the Buyer's expense.

AGENCY DISCLOSURE: All agents working for Ag Country Partners, Inc. are agents of the Seller.

INFORMATION: www.agcountrypartners.com

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