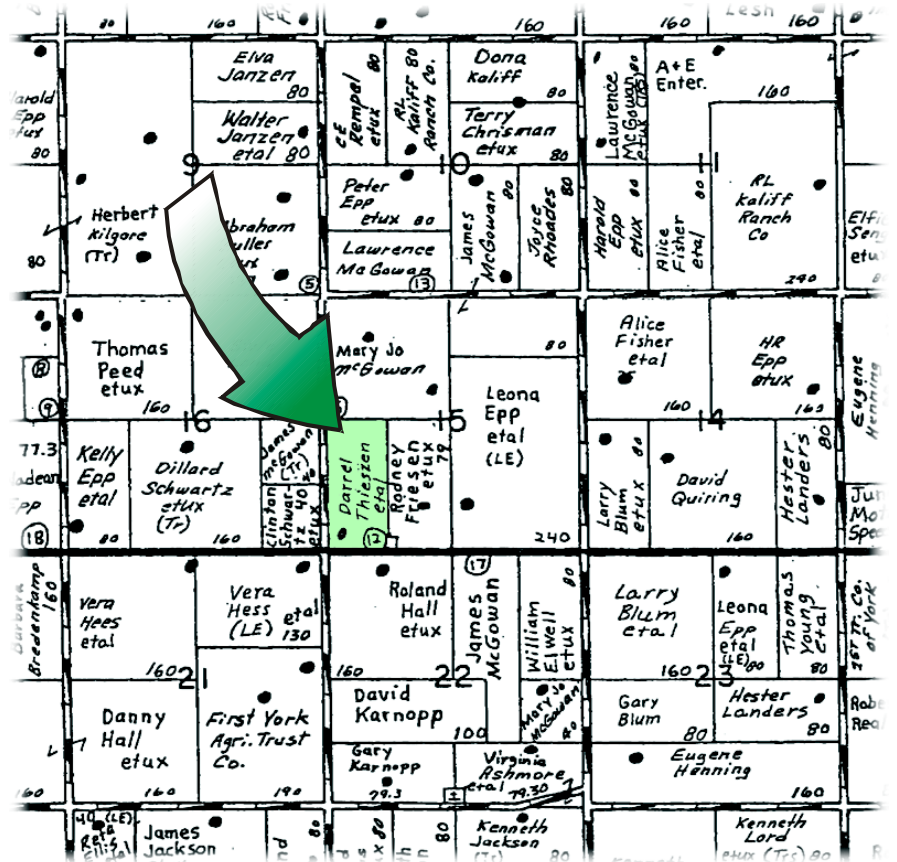


YORK COUNTY FARMLAND AUCTION

80 ACRES PIVOT IRRIGATED

WEDNESDAY, DECEMBER 7, 2:01 p.m.

**AUCTION SITE: McCool Town Hall
McCool Jct., Nebraska**



LEGAL DESCRIPTION: The West Half of the Southwest Quarter (W1/2SW1/4) EXC IT #1 and EXC East 4' of North 1258.66' of Section Fifteen (15), Township Nine (9) North, Range Three (3) West of the 6th p.m., York County, Nebraska. 76.68 acres more or less

LOCATION: Three miles West on McCool Blacktop – North side of road on the corner of Road J.

TAXES: The 2004 real estate taxes were \$2,220.44 and will be paid by seller. 2005 taxes will also be paid by seller.

WELL INFORMATION: Registration # G-43441 Capacity – 1000 gal per min; Depth of Well – 197' – Inside Diameter Casing – 16"; Static Water Level – 80'; Pump Column Diameter – 6 5/8", Seven bowls 10". Well completed October 31, 1974. This farm is pivot irrigated with the pivots and motor selling with the farm. (1) Zimmatic 4-tower low pressure (1) Minigator 5-tower Hi-pressure (low angle) – 7 KW generator reworked July 2005. Both pivots run on same well.

GENERAL INFORMATION: Farmland consists of 75 acres more or less with FSA records showing 74.2 acres cropland. Corn base is 69.4 acres; grain sorghum 1.2 acres and soybeans 1.1 acres. Total FSA payment for 2005 was \$2,023.00.

POSSESSION: Full possession upon final closing.

TERMS & CONDITIONS: The successful bidder will be required to enter into a legally binding purchase agreement day of auction and will be required to make a 20% earnest deposit down payable to Norm Green Realty & Auction Trust Account. Balance in full with certified funds on or before January 5, 2006. Title insurance will be provided guaranteeing free and clear title with costs being shared equally by buyer and seller. Farms sells subject to confirmation of sellers. Any other terms, conditions or factors governing this sale will be announced day of auction. Norm Green Realty & Auction and their associates will be representing the sellers only as their agent.

AUCTIONEER'S COMMENT:

We have been commissioned by the Thieszen family to offer this farm at public auction. This farm is located in a great farming community with good soils and water. Plan on attending this auction and buy the auction way. Direct all inquiries to Ross Ronne or Michelle Ronne 362-5595 or 366-7818.

**DARREL W. THIESZEN &
ABRAHAM P. THIESZEN, OWNERS**



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