

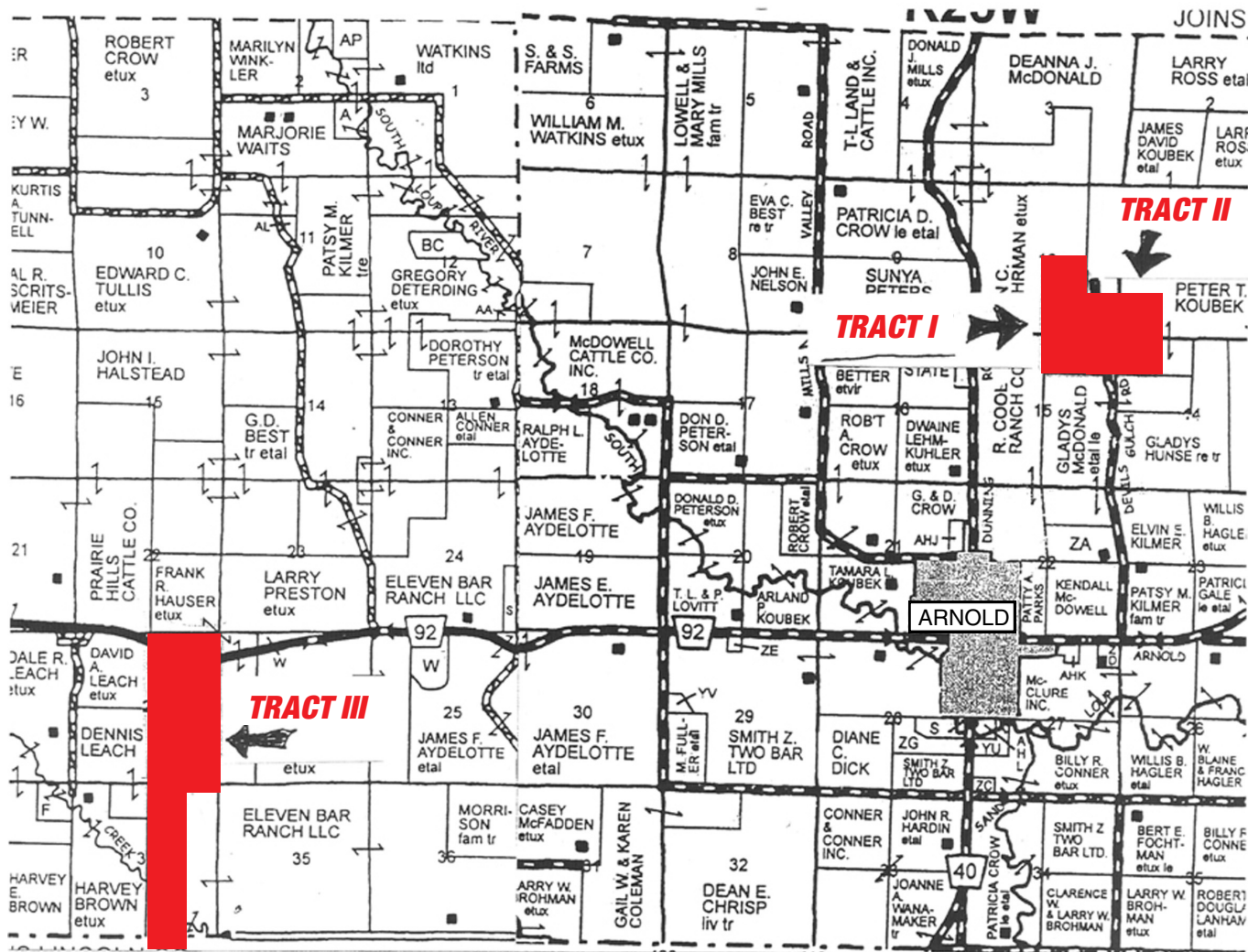
Real Estate AUCTION

Auction To Be Held in the Arnold Community Building Located One Block
South of Highway Junction 92 & 47

ARNOLD, NEBRASKA

WED., FEBRUARY 17, 2010

STARTING TIME: 1:30 P.M. CST



TRACT I: NW 1/4 of the SE 1/4 and S 1/2 of the SE 1/4 in Section 10 (120 Acres) and N 1/2 of the NE 1/4 in Section 15 (80 Acres). All in Township 17 N. Range 25 W.

2009 Taxes: \$2,283.06

Description: Property consists of older two bedroom, two bath home with older outbuildings, including approx. 7,000 bu. drying bin.

TRACT II: SW 1/4 of the SW 1/4 in Section 11 (40 Acres) and the NW 1/4 of the NW 1/4 in Section 14 (40 Acres) all in Township 17 N. Range 25 W.

2009 Taxes: \$1,548.72

Description: Property consists of 85.52 Acres more or less with approximately 65 Acres under 1/2 center pivot (8 tower Electrogator). Balance dry cropland. **Power unit & fuel tank belong to renter.**

BOTH ABOVE TRACTS IN CUSTER COUNTY, NEBRASKA

TRACT III: E 1/2 of Section 27 and the W 1/2 of the E 1/2 of Section 34, all in Township 17 N. Range 26 W., Logan County, Nebraska (470.7 Acres).

2009 Taxes: \$1,943.42

Description: Property consists of older home, outbuildings, and corrals. Submersible well at building site, 2" hug well with 8' Aermotor mill located approximately 1 1/4 mile south of building site. Property alongside Highway #92.

TERMS: Cash, 15% down day of sale, balance at closing, on or before April 1, 2010.

POSSESSION: April 1, 2010.

TAXES: 2009 will be paid by sellers, 2010 assessed to buyers.

TITLE INSURANCE: Will be split 50/50, buyer/seller.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING

VAL HUNSE ESTATE



Joe Nutter, Broker
North Platte, NE
308-534-5514

FOR MORE INFORMATION:

BRAD ATKINS, Listing Agent/Auctioneer
308-530-9012
STEVE VINTON, Attorney For Sellers
308-537-7161