

Pivots & Range

Real Estate Auction



5 Center Pivots, Rangeland, CRP - Hayes County

1 PM Tuesday, February 28, 2017 - Fairgrounds in Hayes Center, Nebraska
(Snow Date - March 2nd)

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. The balance of the purchase price is payable in certified funds at Closing, April 8, 2017. There is no contingency for financing. Sellers will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property, irrigation wells or irrigation equipment. This is an Absolute Auction.

Possession - Full possession at Closing.

Taxes - 2016 real estate taxes paid by Seller; all 2017 by Buyer.

Minerals - All Owned Oil, Gas, and Minerals pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries.

USDA-FSA - Historic Base Acres pass to the Buyer, subject to County FSA Committee approval.

NRD - The property is located in and subject to rules and regulations of the Middle Republican NRD.

Internet Bidding - To qualify as a bidder, **first** complete the required phone interview with Agri Affiliates, then set up an account, user name, and your password at www.proxibid.com/agri. Final approval must be completed 48 hours prior to the auction. Viewing of the auction is also available at www.proxibid.com. To view, click "Real Estate" and then "Agri Affiliates"; then select the auction you wish to view.

NOTE - the former Owner has the legal right to match the high bid and purchase the farm - immediately at the auction.

Seller :

Farm Credit Services of America

Listing Agents : Mike Polk 308/539-4446

John Childears 308/539-4450

Bruce Dodson - Chase Dodson - Brian Reynolds

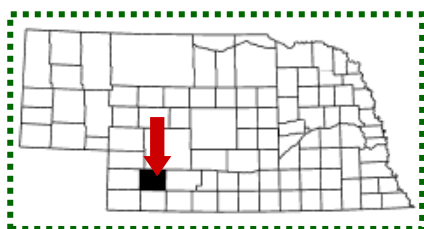
Don Walker - Jerry Weaver - Tony Eggleston

North Platte 308 / 534 - 9240

Kearney Office 308/234-4969

Hastings Office 402/519-2777

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.



Procedures & Features

Located 8 miles west and 2 north from Hayes Center, all parcels border county roads in T7N-R34W, Hayes County, Nebraska. The farm sells in parcels at Absolute Auction. In the Middle Republican NRD, all Certified acres have 17.18 inches water for 2017. Parcels 1-3 include 527.3 acres corn base @ 120 bu.; 127.5 acres wheat base @ 42 bu. Parcel 4 includes 172.7 acres corn, 41.7 acres wheat base. Title Insurance Commitment, Purchase Agreement, and information is available from Agri Affiliates.

Parcel 1 : Southwest portions of Section 21; assessed as 252 acres, 2016 taxes \$5,540. 206 acres pivot irrigated, 46 acres rangeland corners. Well G-037225 at 1,200 gpm, 172 ft pumping level; US Electric 150 hp motor, WLR pump, 11 tower newer Zimmatic pivot. 214 Certified Irrigated Acres. Soils 32% Class II; 68% Class IV sands.

Parcel 2 : NE1/4, N1/2NW1/4, SE1/4NW1/4, NE1/4SW1/4, N1/2SE1/4 Section 29 except 2 acre tower site; assessed as 399 acres, 2016 taxes \$8,433. Has 263.3 acres pivot irrigated, 136 acres rangeland & corners. Well G-039429 at 1,600 gpm, 254 ft pumping level; US Electric 250 hp motor, Johnston pump, 15 tower Zimmatic pivot - Reinke control panel. 285 Certified Irrigated Acres. Soils 18% Class II; 82% Class IV sands.

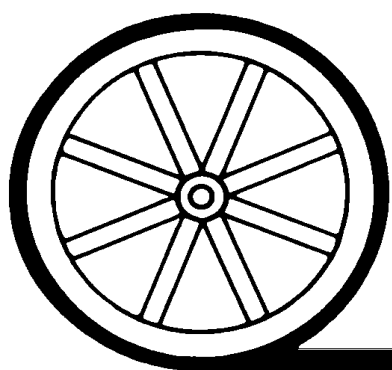
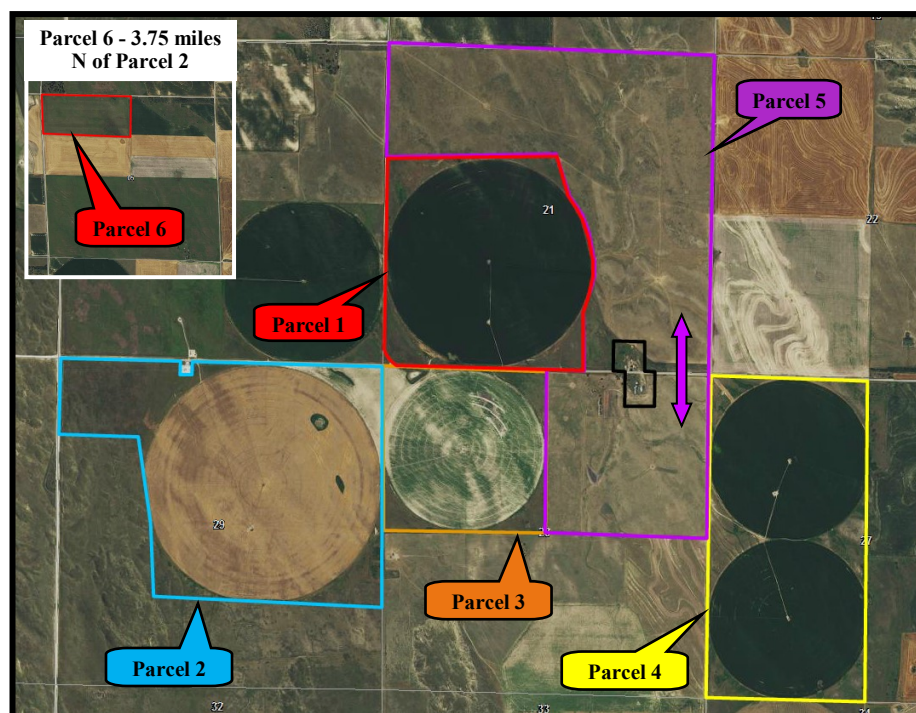
Parcel 3 : NW1/4 Section 28; assessed as 164 acres, 2016 taxes \$3,737. 125.9 acres pivot irrigated, 38 acres rangeland corners. Well G-056526 at 950 gpm, 210 ft pumping level; US Electric 125 hp motor, Sargent pump, 10 tower T&L hydraulic pivot. 137 Certified Irrigated Acres. Soils 40% Class II; 60% Class IV sands.

Parcel 4 : W1/2 Section 27; assessed as 319 acres, 2016 taxes \$7,684. 253 acres pivot irrigated, 66 acres rangeland corners. Well G-037226 at 1,200 gpm, 293 ft pumping level; Newman 250 hp motor, WLR pump, Two 10 tower Zimmatic pivots - Valley controls. 260 Certified Irrigated Acres. Soils 20% Class II&III; 80% Class IV sands.

Parcel 5 : Section 21 except pivot irrigated and building site, plus NE1/4 Section 28 except building site; assessed as 548 acres, 2016 taxes \$3,378. All native rangeland with 5 water sites - this rangeland does not have a source of livestock water for the pipeline.

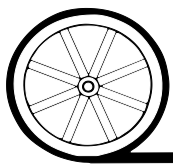
Parcel 6 : N1/2NW1/4 Section 5; assessed as 79 acres, 2016 taxes \$930. With 28.5 acres in two CRP contracts, total annual payment \$1,381 both ending in 2018. 50.5 acres prior CRP in excellent, level grass. 73% Class II soils, 27% Class IV. Very nice recreation property!

The property sells in separate parcels, without combination.



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

***Pivot Irrigated Cropland
Rangeland & CRP
Auction February 28, 2017
agriaffiliates.com***

