

3 Lewellen Farms

Real Estate Auctions

1 PM MT Friday November 18, 2016

Quality Inn at I-80 interchange in Ogallala, Nebraska



AGRI AFFILIATES, INC.

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

P.O. Box 1166

North Platte, NE 69103

(308) 534-9240

www.agriaffiliates.com

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before December 15, 2016. There is no contingency for financing. Seller will convey title by Warranty Deed; 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. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property for a specific use. Subject to sale prior to the auction.

Possession - Full possession at Closing, subject to Seller's completion of 2016 crop harvesting.

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

Minerals - All owned Oil, Gas, and Mineral rights pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farms sell without regard to acres. No warranty is expressed or implied as to exact acres. 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 North Platte 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.

Seller : JJJ Inc.

Listing Agent : Mike Polk 308/539-4446

John Childears 308/539-4450

**Bruce Dodson - Don Walker - Jerry Weaver - Chase Dodson
Roger Luehrs - Appraiser Tony Eggleston - North Platte, NE**

308/534-9240

**Hastings Office 402/519-2777 Adam Pavelka
Kearney Office 308/234-4969 Bart Woodward**

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.

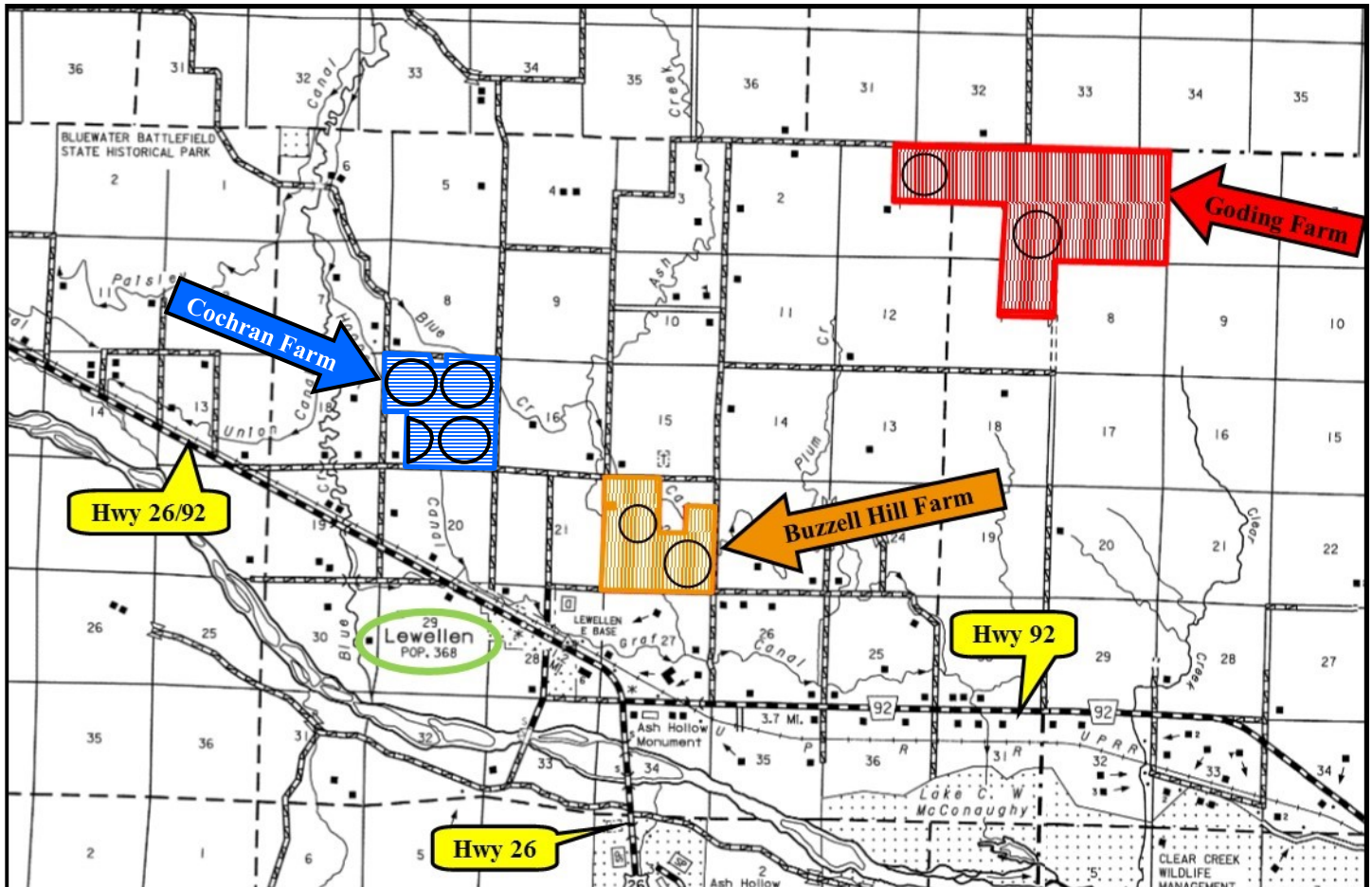


Information

The three **Lewellen Farms** sell at Public Auction on November 18, 2016 subject to prior sale. Seller reserves the right to reject all bids. The property includes Sandhills rangeland, pivot irrigated cropland from a combination well and surface rights, grain bins, and the excellent owners home. Good county gravel roads provide access to each farm north of Lewellen, off US#26 / NE#92. The Title Insurance Commitment, Purchase Agreement, and additional information is available from Agri Affiliates.

Cooperating Brokers are invited - contact John Childears

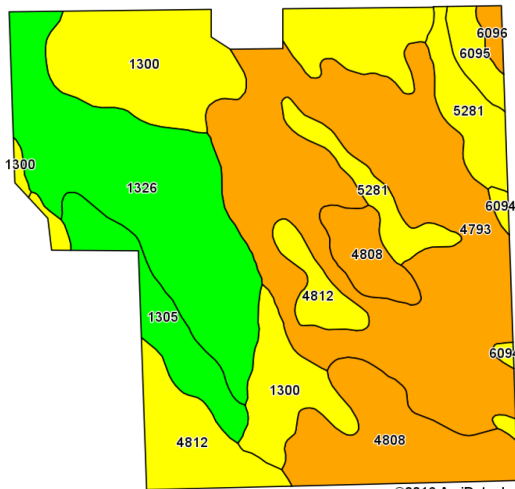
The Buzzzell Hill Farm is offered as two separate parcels, and as a combination. **Parcel 1** includes all of the cropland. **Parcel 2** is the excellent Owners Home, additional garages, pond, and 30 acres rangeland. This is an excellent site for recreation, hunting, and perfect for your private entertainment of family and friends.



Cochran Farm

<u>Location:</u>	Cochran Farm is 1 mile north of Lewellen with County Road 199 forming the east boundary, and Road 50 the south.
<u>Legal Description:</u>	All Section 17 except the W1/2SW1/4 and except two surveyed tracts of building improvements on the center north side, and southwest corner of NW1/4-T16N-R42W of the 6th P.M., Garden County, NE.
<u>Acres:</u>	544.6 tax assessed acres
<u>Taxes:</u>	2015 Real Estate Taxes Payable in 2016 - \$9,560; Surface & Drainage Tax for Hooper & Blue Creek canal water payable in 2016 - \$4,406
<u>Land Use:</u>	465 acres irrigated by 4 center pivots; 5 acres flood irrigated; 20 acres non-irrigated cropland; 55 acres rangeland in corners.
<u>FSA Information:</u>	550 acres total: 493.2 cropland. Bases: Corn 469.0 at 137 Bu.; Soybeans 20.2 at 52 Bu.; Wheat 4.0 at 46 Bu. 2014-2015 corn yields 164-213.
<u>Soils:</u>	49% Class I, II, III with 40% Class IV irrigated Bayard loams & fine loams, Valentine sand.
<u>Water:</u>	Well Registration G-020850 (W1/2) and G-063781 (E1/2). Tested 2,542 gpm and 2,332 gpm at drilling. Pumps set at 43 and 70 foot, 40 and 100 HP electric motors on the wells. Includes 440 acres surface water rights in Hooper & Blue Creek Canal. Delivery point via bubbler (new 2013) to W1/2 well point. 465.2 Certified Irrigated Acres in North Platte NRD.
<u>Irrigation Equipment:</u>	W1/2: 2 - 7 tower Zimmatic pivots, low pressure drops E1/2 : 2 - 7 tower Reinke pivots, low pressure drops (pivots new in 2011)
<u>Building Improvements:</u>	2 - 30,000 bushel Brock grain bins (new 2011) with aeration; 2 - 8,900 bushel Chief bins with drying floors; 1 - 8,400 bushel Dri Rite bin.
<u>Comments:</u>	Excellent location and access by county road on 4 sides. Excellent irrigation water including surface rights, with very good pivot equipment. 2016 Field Net monitoring and remote wire less control for all center pivots. Submersible livestock well located at east irrigation well.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4793	Valentine fine sand, 3 to 9 percent slopes, dry	170.99	31.6%		Vle	IVe
1326	Bayard fine sandy loam, 0 to 1 percent slopes	98.67	18.2%		Ile	Ile
1300	Bayard fine sandy loam, 1 to 3 percent slopes	97.86	18.1%		IIle	Ile
4808	Valentine fine sand, rolling, 9 to 24 percent slopes, dry	60.56	11.2%		Vle	
4812	Valentine loamy fine sand, 0 to 3 percent slopes, dry	40.71	7.5%		IVe	IVe
5281	Vetal fine sandy loam, 0 to 3 percent slopes	31.48	5.8%		IIle	
1305	Bayard loam, 0 to 1 percent slopes	25.40	4.7%		Ilc	I
6095	Sarben loamy fine sand, 3 to 6 percent slopes	8.38	1.5%		IVe	IVe
6094	Sarben loamy fine sand, 0 to 3 percent slopes	3.54	0.7%		IVe	IIle
6096	Sarben loamy fine sand, 6 to 9 percent slopes	3.15	0.6%		Vle	IVe



Buzzell/Hill Farm

Location: Buzzell/Hill Farm is 1/2 mile north of Lewellen, then 1/2 miles east on County Road 48 forming the south boundary, with Road 203 on the east.

Legal Description: All Section 22 except the N1/2NE1/4 and except SW1/4NE1/4 and except a surveyed tract of building improvements in NW1/4-T16N-R42W of the 6th P.M., Garden County, NE.

Acres: 507.6 tax assessed acres

Taxes: 2015 Real Estate Taxes Payable in 2016 - \$7,019;
Surface & Drainage Tax for Hooper & Blue Creek canal water payable in 2016 - \$5,529.

Land Use: 191 acres irrigated by 2 center pivots; 40 acres flood irrigated; 178 acres non-irrigated cropland; 78 acres creek & grass; 10 acre building site.

FSA Information: 446.3 acres cropland. Bases: Corn 220.4 acres at 136 Bu; Soybeans 29.4 acres at 52 Bu; Wheat 8.0 acres at 46 Bu. **2014-2015 corn yields 190-224.**

Soils: 84% Class I, II, III irrigated cropland. Keith & Bayard loams, fine sandy loams.

Water: Well Registration G-099855(East Pivot); Set at 650 gpm from 50 foot. Includes 291 acres water rights in Blue Creek Canal. Surface water only to northwest pivot and associated flood irrigated areas; surface and well water for east pivot. 123 Certified Irrigated Acres.

Irrigation Equipment: East: 7 tower hydraulic T&L pivot, 75 HP electric motor (does not include remote control). Northwest: 5 tower Zimmatic pivot, 40 HP electric motor, 2016 Field Net monitoring and remote wireless control for Zimmatic pivot.
Includes gated irrigation pipe for area in northwest corner, and north of buildings.

Building Improvements: 1,750 sqft house built in 1990, with 637 sqft attached garage. 3 bedrooms, 2 bath, includes air conditioner and central vacuum system. Additional detached 3 car garage, 1,032 sqft with concrete floor. 6,000 bushel Chief grain bin.

Comments: Excellent location and access just off US #26, with county road on 3 sides. Surface rights and irrigation well for east T&L pivot; surface rights via bubbler system to 5 tower Zimmatic

Parcels: 477 acres cropland/range will be offered as Parcel 1. Building improvements and associated creek drainage/pond (30 acres) offered as Parcel 2. This is an outstanding home with excellent recreation and hunting opportunities. Dryland cropland planted to alfalfa in 2016.



Buzzell/Hill Farm Parcel 1

Parcel 1 includes all cropland and most of the rangeland corners, excluding only the building site and drainage way of Parcel 2. 477 total assessed acres, all irrigation rights and equipment.



Buzzell/Hill Farm Parcel 2

Parcel 2 includes the building site, home, detached garage and minor buildings plus the 6,000 bushel Chief grain bin. This parcel of approximately 30 acres includes the pond, and drain way from the northwest. This is an excellent site for recreation, hunting, and perfect for your private entertainment of family and friends.



Goding Combination

Location: Goding Combination is 2 miles east of Lewellen on NE #92, then 5 miles north on County Road 203 and 1 1/2 east on Road 56, which forms the north boundary.

Legal Description: NE1/4 Section 1-T16N-R42W; E1/2 and NW1/4 Section 6, NE1/4 Section 7-T16N-R41W, all in Garden County, NE; All Section 5-T16N-R41W of the 6th P.M., Keith County, NE

Acres: 1,400 tax assessed acres

Taxes: 2015 Real Estate Taxes Payable in 2016 - \$8,621;

Land Use: 260 acres irrigated by 2 center pivots; 1,140 acres Sandhills range including building site.

FSA Information: 274.9 acres cropland. Bases: Corn 183.2 acres at 157 Bu. **2014-2015 corn yields 182-217.**

Soils: Valentine fine sand, cropland and rangeland.

Water: Well Registration G-005686 (West Pivot) and G-046092 (East Pivot); Both set at 700 gpm, with pumping levels 75 and 66 foot. Both wells have 75 HP electric motors, while pivots include remote wireless controls. 264.9 Certified Irrigated Acres.

Irrigation

Equipment: 2 - 10 Tower Zimmatic pivots with remote wireless control system.

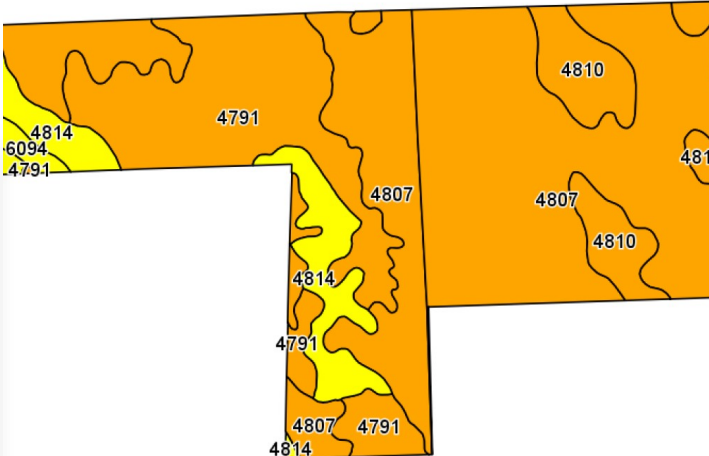
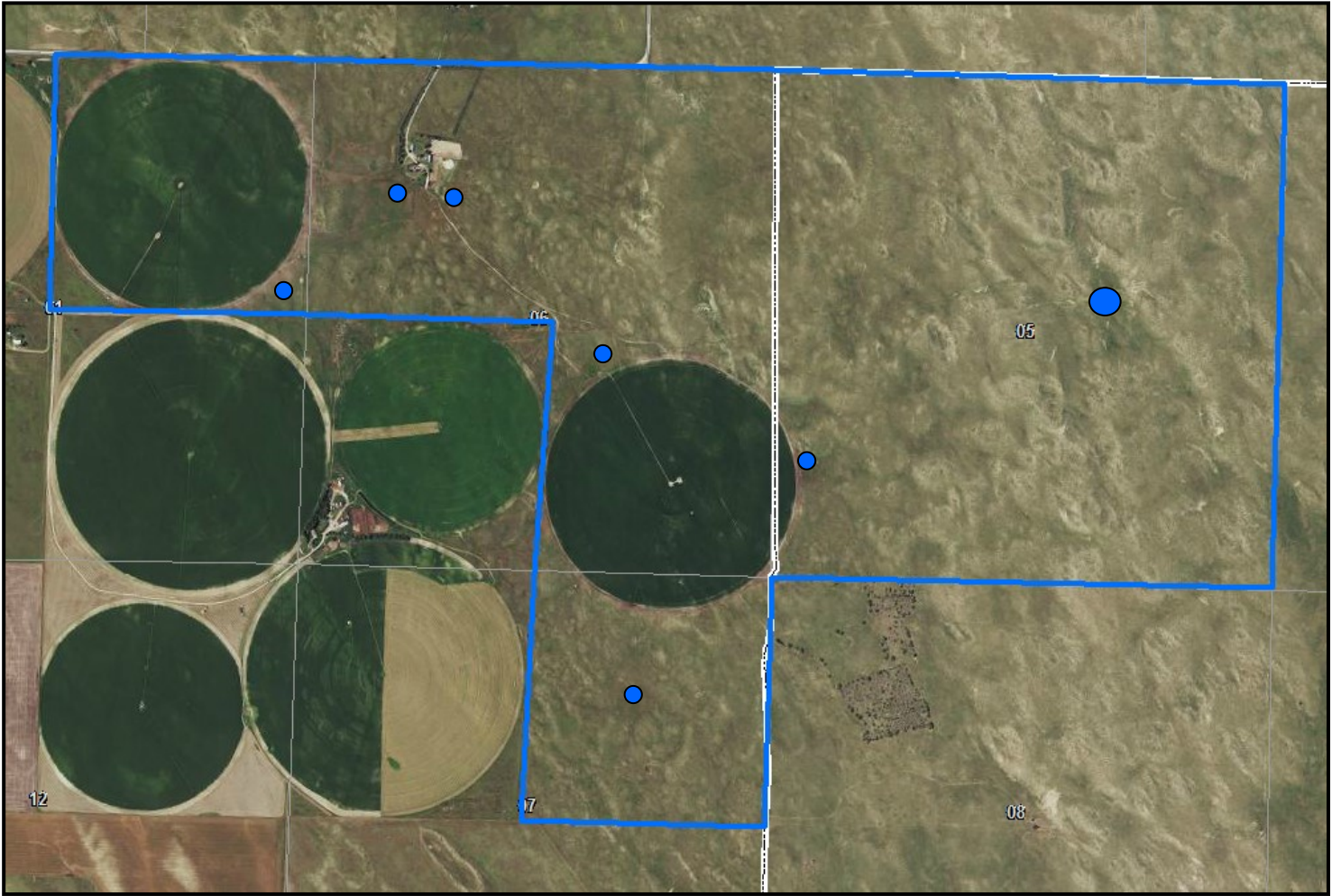
Building

Improvements: Older 1,450 sqft house, stucco; quonset 2,886 sqft, barn & excellent steel corral system.

Rangeland: Very good rangeland fenced into 3 main pastures plus 3 additional traps. Served by submersible well with pipeline to 7 tire tanks.

Comments: Good combination unit of pivot irrigated cropland with Sandhills rangeland served by pipeline water system. Access on good county gravel road.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	521.42	37.3%		Vle	
4791	Valentine fine sand, 3 to 9 percent slopes	329.04	23.5%		Vle	IVe
4807	Valentine fine sand, rolling	289.95	20.7%		Vle	
4814	Valentine loamy fine sand, 0 to 3 percent slopes	124.66	8.9%		IVe	IVe
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	119.52	8.5%		Vle	
6094	Sarben loamy fine sand, 0 to 3 percent slopes	13.62	1.0%		IVe	IIIe

**Thank you for your interest in
3 Lewellen Farms.**



We appreciate your business.



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