

D-J Ranch

Real Estate Auction

**Excellent Sandhills Rangeland & Dryland Cropland
Near Paxton, Keith County, Nebraska**

1 PM MT Friday, November 20, 2015 at the Quality Inn, Ogallala, Nebraska



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 29, 2015. 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. The property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property.

Possession - Full possession subject to lease ending April 30, 2016; with Seller retaining all lease fees; buyer receives 1/3 share in growing wheat.

Legal Description - If Parcels 1&2 sell separately, Seller shall pay costs for a survey on existing fence for legal description only.

Taxes - 2015 real estate taxes paid by Seller; 2016 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 farm sells 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 Twin 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.

**Sellers : Jerome & David Lawler
D-J Land & Cattle**

Listing Agent : Don Walker 308/764-7175

John Childears - Mike Polk - Jerry Weaver

Bruce Dodson - Chase Dodson

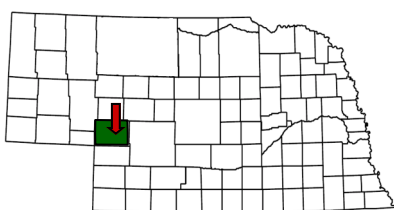
Appraiser Tony Eggleston - North Platte, NE

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.



Procedures

D-J Ranch sells at Public Auction on November 20, 2015. Sellers reserve the right to reject all bids. The property includes three parcels, and one combination - selling to the highest bid. Multiple rounds of bidding may be required for Parcels 1&2 versus combination. The D-J Ranch includes Sandhills Rangeland 10 miles north of I-80 at Paxton, plus non-irrigated cropland / rangeland 2.5 miles south of Paxton I-80. Both the locations have excellent access. Title Insurance Commitment, Purchase Agreement, and further information is available from Agri Affiliates.

The property is in Keith County, Nebraska, west of the 6th PM

Parcel 1 - All Section 18-T15N-R35W.

622 tax assessed acres, 2014 taxes \$1,866.

Excellent gently rolling Sandhills, with county road access on east and north boundaries. 2 windmills in northwest and southeast, each with 8' mills and large bottomless tanks. 3 wire boundary fence. All features of the property are in excellent condition.

Parcel 2 - All Section 19-T15N-R35W.

637 tax assessed acres, 2014 taxes \$1,923.

Excellent gently rolling Sandhills, with county road access on east boundary. 2 windmills in center west and center east, each with 8' mills and large bottomless tanks. 3 wire boundary fence. All features of the property are in excellent condition. Very good site in southeast corner for your corral system.

Combination :

Parcels 1 & 2 are offered in combination with 1,259 taxed acres, entirely Sandhills rangeland.

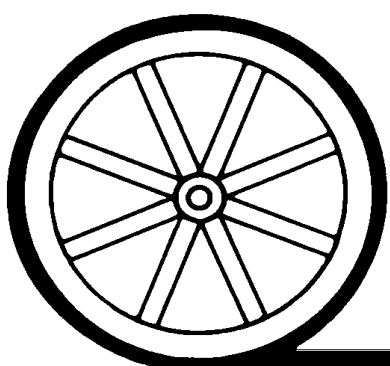
Parcel 3 - W1/2 Section 29-T13N-R35W, excluding building site.

Estimated 308 tax assessed acres, 2014 estimated taxes \$3,075.

188.9 FSA acres cropland: 82.5 acres corn base @ 104 bu; 30.1 acres wheat base @ 37 bu; 21.0 acres soybean base @ 38 bu. Cropland soils are 65% Class II&III, 35% Class IV. Buyer receives 1/3 Landlord share in growing winter wheat.

119 acres native rangeland, fenced on boundaries. Rangeland does not include a source of livestock water.

Excellent oiled county road access on east boundary, gravel on north.

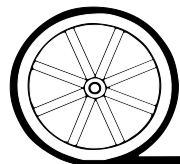


AGRI AFFILIATES, INC.

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Auction
November 20, 2015
parcels near
Paxton, Nebraska
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Parcel 3

