

Harris - Suess Property

Real Estate Auction

Rangeland, Non-Irrigated Cropland, CREP Irrigated

1 PM CT Tuesday, December 1, 2015 - Fairgrounds Community Building in McCook, 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 January 20, 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. 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 leases ending February 28, 2016.

Legal Description - If Parcel 3 sells separately (CREP), Seller shall pay costs for a south boundary survey for legal description only.

Taxes - 2015 real estate taxes paid by Seller; 2016 by Buyer.

Minerals - All Oil, Gas, and Mineral rights previously severed.

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. (See exceptions Parcel 1).

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.

**Sellers : Harris Brothers Ranch LLC,
Suess Family Properties LLC**

Listing Agents : Bruce Dodson 308/539-4455

Mike Polk 308/539-4446

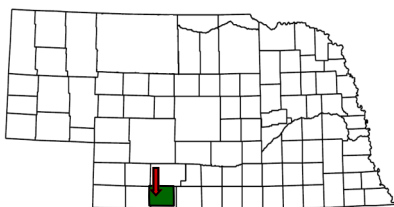
John Childears 308/539-4450

**Jerry Weaver - Chase Dodson - Don Walker
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

The **Harris & Suess** properties sell at Public Auction, December 1, 2015. Sellers reserve the right to reject all bids. The property is offered as four parcels, and one combination - selling to the highest total bid. Multiple rounds of bidding may be required for Parcels 1&2 versus combination. The property includes native rangeland, non-irrigated cropland, and lands contracted with CREP. Good gravel roads provide access, 3 miles south, 3 west of McCook. The Title Insurance Commitment, Purchase Agreement, and further information is available from Agri Affiliates.

**Parcels 1-3 Harris Brothers Ranch LLC - T2N-R30W
Parcel 4 Suess Family Properties LLC - T1N-R30W
All west of the 6th PM, Red Willow County, Nebraska
Taxed acres on Parcels 2-3 are estimated**

Parcel 1 - All Sec 23, N1/2 & SW1/4 Sec 24.

1,088 tax assessed acres, 2014 taxes \$12,241.

347.5 FSA acres with Base Acres / PLC yield: 87.5 corn @ 98 bu; 32.6 grain sorghum @ 94 bu; 142.5 wheat @ 46 bu. Cropland soils 56% Class II, 38% Class III - Holdrege, Keith silt loams. An approximate 11 acre field is bisected into Parcel 2 by the section line division.

740.5 acres rangeland cross-fenced into 2 pastures. Water by electric pumpjack & underground storage tank to 3 pipeline tanks; dams and dugouts. Additional tank in northwest corner (see Parcel 2).

Parcel 2 - Part Sec 15, Part NE1/4 Sec 21, All Sec 22 except a surveyed tract, All Sec 27, N1/2 & SW1/4 Sec 34. See survey Parcel 3.

1,949 tax assessed acres, 2014 taxes \$18,509.

284.1 FSA acres with Base Acres / PLC yield: 71.7 corn @ 98 bu; 26.7 grain sorghum @ 94 bu; 116.6 wheat @ 46 bu. Cropland soils 72% Class II, 10% Class III - Holdrege, Keith silt loams.

1,664.1 acres rangeland cross-fenced into 5 pastures. Water by windmill with underground pipeline to 2 tanks; 3 submersible wells with pipelines to several tanks. Note that 1 submersible serves a tank in the northwest corner Parcel 1.

Combination :

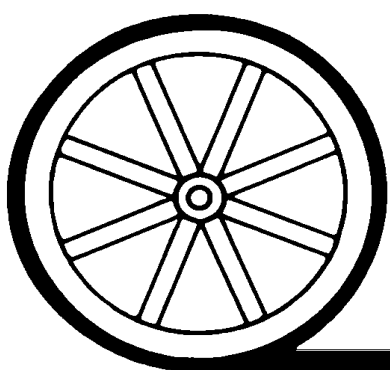
Parcels 1 & 2 are offered in combination with 3,037 taxed acres.

Parcel 3 - Cropland north of existing fence boundaries in Secs 15 & 21 (CREP); boundary to be surveyed solely for legal description between Parcels 2&3 if sold separately. 230 tax assessed acres; 2014 taxes \$6,200. 168.2 acres surface rights in Driftwood-Meeker Irrigation Ditch. 5.4 acres CRP Contract to 9/30/18; 151.6 acres CREP Contracts to 9/30/20; 33.4 acres non-irrigated cropland; balance roads/fence/waste. Cropland soils 39% Class I irrigated, 50% Class II irrigated - Hord & Cozad silt loams.

Parcel 4 - E1/2 Sec 3. With 307 tax assessed acres; 2014 taxes \$3,765.

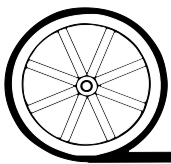
133.5 FSA acres with Base Acres / PLC yield: 58.9 corn @ 109 bu; 29.5 wheat @ 42 bu. Cropland soils 24% Class II, 38% Class III, 34% Class IV - Holdrege, Keith & Uly silt loams.

150 acres rangeland; submersible well, dams. 24 acres winter range.



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Farm & Ranch Management, Appraisals, Real Estate Sales



***Auction December 1, 2015
Non-Irrigated Cropland,
Rangeland, CREP
agriaffiliates.com***

