

Smith Farm @ Chappell

Real Estate Auction

Non-Irrigated Cropland 5 Miles Northeast of Chappell



1 PM Mtn Thursday, November 19, 2015 - Chappell Golf Club 1240 Rd 167, Chappell, 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 17, 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 at Closing.

Legal Description - If the two parcels sell separately, Seller shall pay costs for surveyor to flag the 1/2 mile line (not a survey).

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 South 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 : Douglas & Joyce Smith

Listing Agent : Mike Polk 308/539-4446

Roger Luehrs - Bruce Dodson - Jerry Weaver

Chase Dodson - Don Walker

Appraiser Tony Eggleston

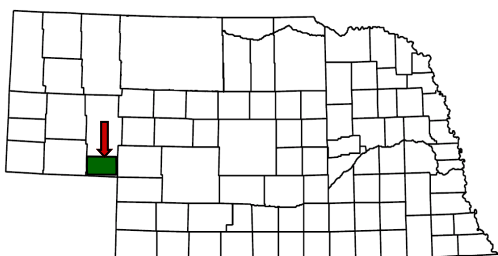
Broker John Childears - North Platte, NE

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

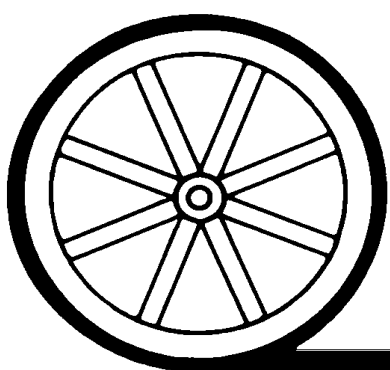
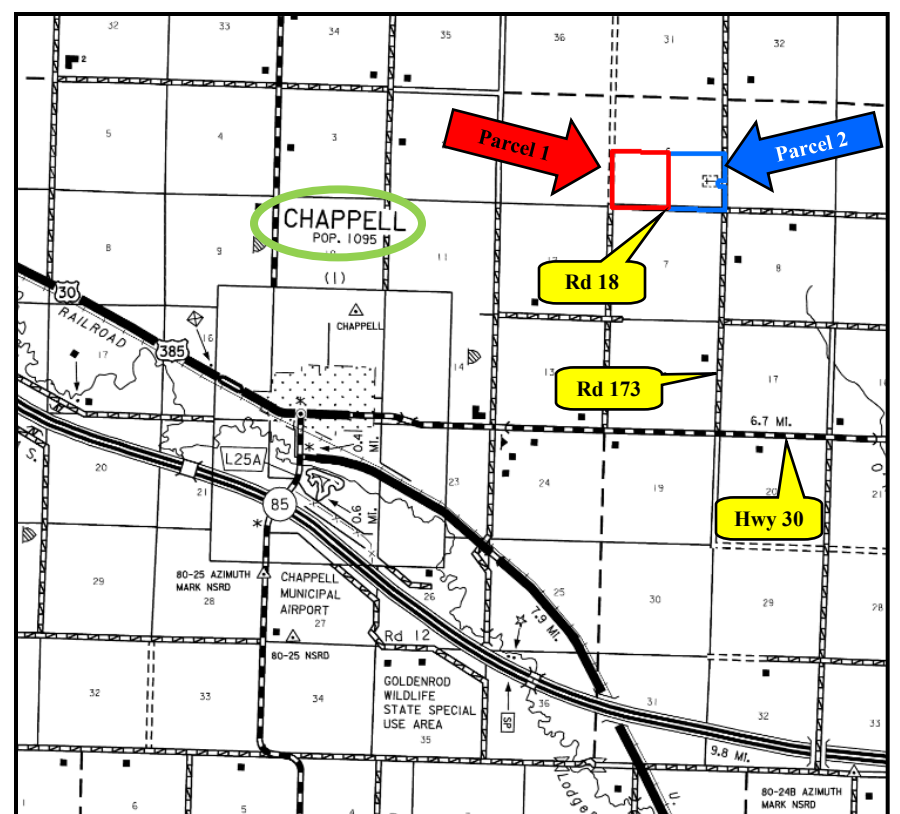
Smith Farm sells at Public Auction November 19, 2015. The Seller reserves the right to reject all bids, but fully intends to sell. The property is offered as two parcels, and in combination - selling to the highest total bid. Multiple rounds of bidding may be required. Smith Farm is located 3 miles east of Chappell on US#30, then 2 miles north via Road 173. County gravel road borders both the south and east boundaries. The farm is entirely very good non-irrigated cropland on good to excellent terrain. Soils are very good. Title Insurance Commitment, Purchase Agreement, and further information is available from Agri Affiliates.

Parcel 1 - SW1/4 Section 6-T13N-R44W of the 6th PM, Deuel County. 165 tax assessed acres, 2014 estimated taxes \$1,780. Soils are 52% Class III, 33% Class II; Johnstown-Satanta-Richfield and Duroc silt loams, good terrain. 163 FSA cropland acres: 102.8 acres wheat base @ 39 bushel.

Parcel 2 - SE1/4 Section 6-T13N-R44W of the 6th PM, Deuel County; the Mennonite Cemetery is excluded on the east boundary. 157 tax assessed acres, 2014 estimated taxes \$1,700. Soils are 75% Class II, 25% Class III; Satanta-Johnstown-Altvan and Duroc silt loams, excellent terrain. 153 FSA cropland acres; 102 acres wheat base @ 39 bushel.

Combination :

Parcels 1 & 2 are offered in combination, as 322 tax assessed acres, with 2014 taxes \$3,480. FSA 316 acres; 54% Class II, 38% Class III soils.

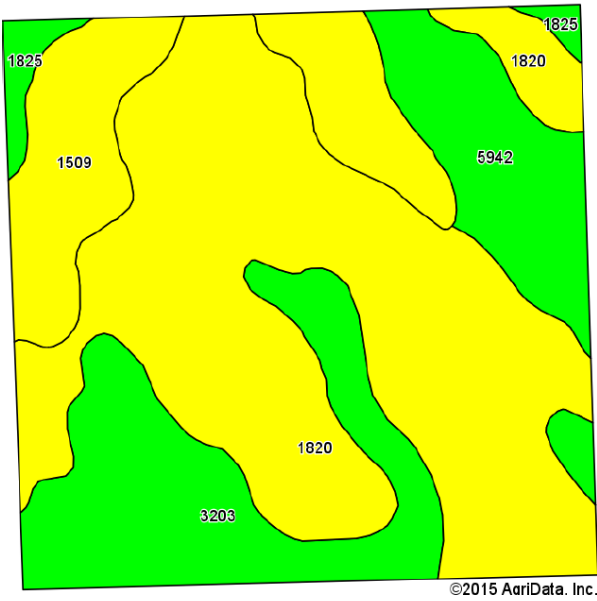


AGRI AFFILIATES, INC.

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

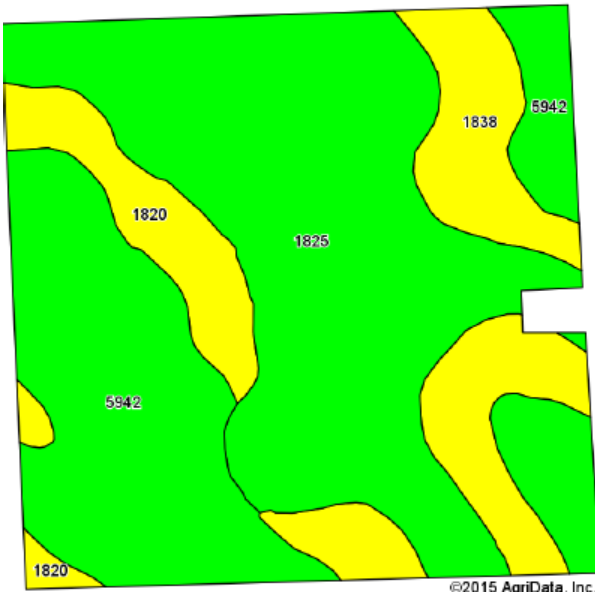


Parcel 1 Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1820	Satanta-Altvan complex, 3 to 6 percent slopes	85.05	52.5%		IIIe
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	31.03	19.1%		IIc
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	23.99	14.8%		IVe
5942	Duroc loam, 0 to 1 percent slopes	18.85	11.6%		IIc
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	3.17	2.0%		Ile

Parcel 2 Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	70.44	43.7%		Ile
5942	Duroc loam, 0 to 1 percent slopes	50.53	31.4%		IIc
1838	Sidney loam, 3 to 6 percent slopes	26.75	16.6%		IIIe
1820	Satanta-Altvan complex, 3 to 6 percent slopes	13.35	8.3%		IIIe



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agriaffiliates.com

