Hitchcock Farm

Real Estate Auction !!!

234 Acres - 8 miles northwest of Culbertson, Hitchcock County

1 PM (MDT) Tuesday, May 5, 2015 - Fairgrounds Community Building McCook, Nebraska (1412 West 5th)



Terms & Conditions

<u>Terms</u> - 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 June 3, 2015. There is no contingency for financing. Sellers will convey title by Trustee 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.

<u>Possession</u> - Possession at Closing, subject to existing Cash Farm Lease.

Taxes - 2014 real estate taxes paid by Seller; 2015 by Buyer.

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

<u>Acreages</u> - 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.

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

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

Internet Bidding - Viewing of the auction or internet bidding is available at www.proxibid.com. To view, from their home page click "Real Estate" and then "Agri Affiliates"; then select the appropriate auction. To qualify as a bidder, <u>first</u> complete a phone interview with Agri Affiliates, then set up an account, user name, password at proxibid.com/agri. Final approval as a bidder must be completed 48 hours prior to the start of the auction.

Seller: Albertine James Living Trust

Listing Agent:

Bruce Dodson 308/539-4455

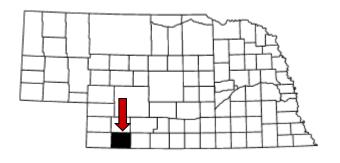
Chase Dodson 308/520-1168

Mike Polk - Don Walker - Jerry Weaver Tony Eggleston - Broker John Childears

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. Maps provided by Agri Affiliates are approximations and general guidelines, and not survey accurate.



Procedures

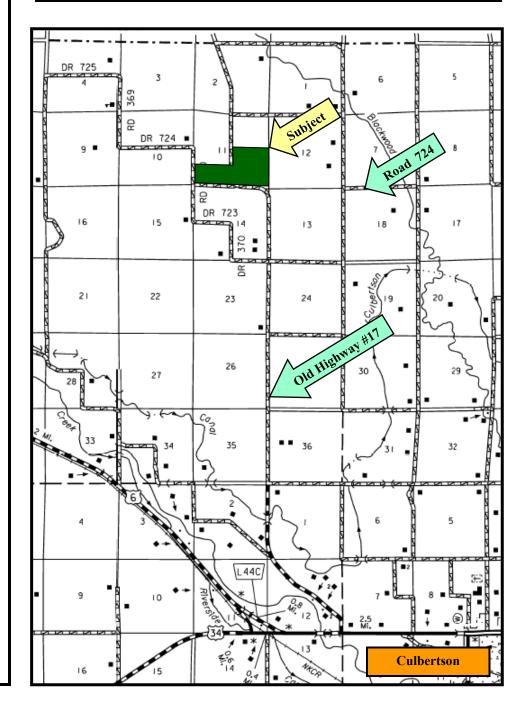
Hitchcock Farm includes *outstanding soils* of Blackwood silt loam, Class II non-irrigated. Old Highway #17 divides the two parcels, 2 miles west, 7 north of Culbertson. Due to Trust requirements, the auction is with Sellers Reserve. Title Insurance Commitment, Purchase Agreement, and information is available from Agri Affiliates prior to the auction.

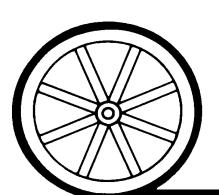
Parcel 1 : S1/2SW1/4, and part of SE1/4 lying west of Old Highway #17 in Section 11-T4N-R32W. 82 estimated assessed acres, non-irrigated cropland; 2014 estimated taxes \$1,327. Includes 82 acres FSA cropland.

Parcel 2: Part of SE1/4 lying east of Old Highway #17 located in Section 11-T4N-R32W. 152 estimated assessed acres, non-irrigated cropland; 2014 estimated taxes \$2,458. Includes 145 acres FSA cropland.

Combination: Parcels 1 & 2 - S1/2SW1/4, SE1/4 Section 11 234 Tax Assessed Acres; 227 FSA Cropland Acres

Non-irrigated Cropland





AGRI AFFILIATES, INC.

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



Auction May 5, 2015 234 Acres in 2 Parcels Non-irrigated Cropland agriaffiliates.com



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Farm & Ranch Management, Appraisals, Real Estate Sales

