

McCroden Farm

Real Estate Auction



793 Acres in Keith & Perkins Counties, Nebraska

1 PM Tuesday, February 24, 2015 - Quality Inn in Ogallala, Nebraska

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. The balance of the purchase price is payable in certified funds at Closing on March 26, 2015. There is no contingency for financing. Sellers will convey title by Warranty 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, irrigation wells or equipment, building improvements. Seller reserves the right to reject all bids, but fully intends to sell the property to settle the estate.

Possession - Possession at Closing, subject to cash lease of the growing winter wheat for 2015 harvest at \$35 per acre.

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

Minerals - All Owned Oil, Gas, and Minerals 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. The legal descriptions are subject to existing fence/field boundaries. *If Parcels 1&2 sell separately, a survey will be completed (essentially) on the existing fenceline for the legal description only, at Seller's expense (see map).*

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 (Parcel 1&2) or Upper Republican NRD (Parcel 3).

Wind Energy - Parcels 1&2 are subject to a *Wind Energy Easement Agreement* with Orion Wind Resources LLC; 2015 payment to Buyer.

INTERNET BIDDING - For online bidding, call Agri Affiliates to pre-qualify, then you can pre-register at www.proxibid.com/agri.

Seller :

James & Eleanor McCroden Trust

Listing Agent : Mike Polk 308/539-4446

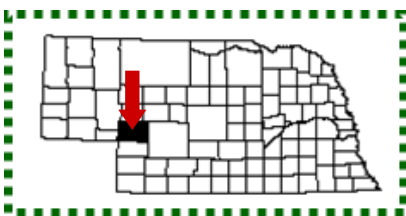
**Don Walker - Jerry Weaver - Tony Eggleston
Bruce Dodson - Chase Dodson - Broker John Childears**

North Platte 308 / 534 - 9240

Kearney Office 308/234-4969

Hastings Office 402/519-2777

Information in our brochure 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 of Broker are acting as Agent of the Seller. Maps provided by Agri Affiliates are approximations only, to be used as a general guideline, and not survey accurate.



Procedures

McCroden Farm is located in the South Platte River Valley at Ogallala, and south into Perkins County. The farm is offered in 3 parcels and one combination, at Public Auction with Seller Reserve. Excellent access is provided by county road a few miles off I-80 at Brule, or northwest of Grant. The farm includes pivot & gravity irrigated plus dryland cropland, with rangeland. Title Insurance Commitment, and Purchase Agreement are available from Agri Affiliates prior to the auction.

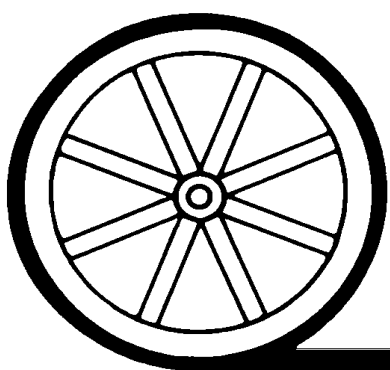
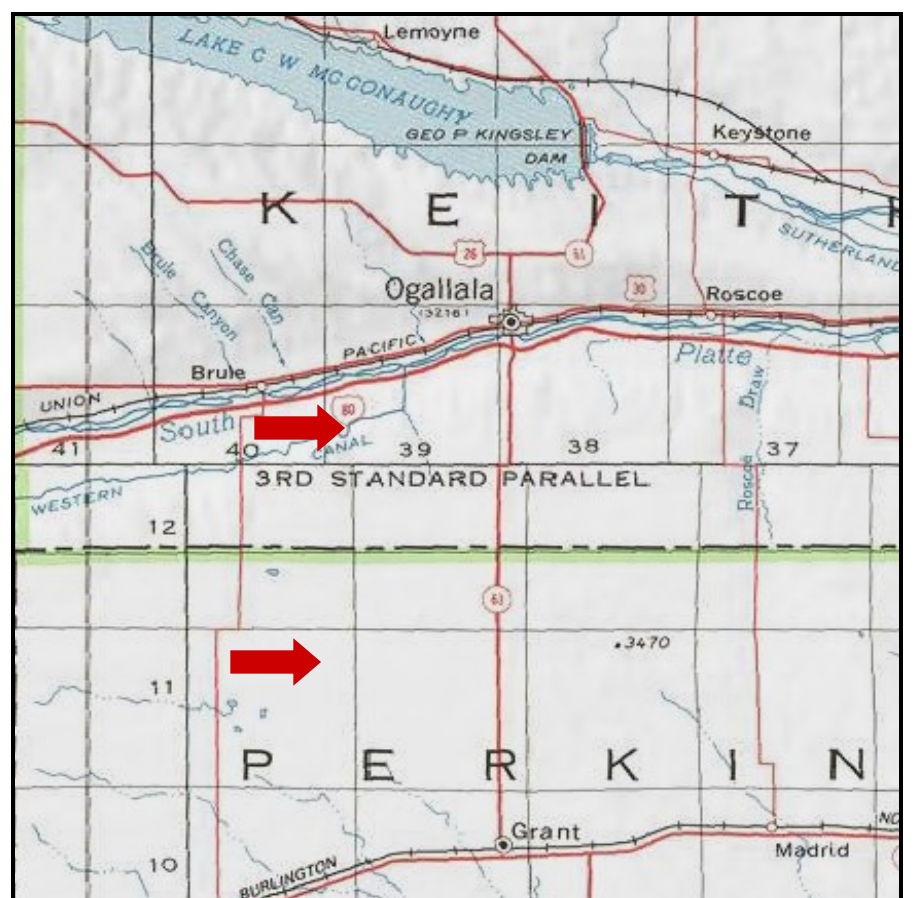
Parcel 1 : Cropland portions of Section 29-T13N-R39W, Keith County. Approximately 366 acres, estimated 2014 taxes \$14,500. The irrigated soils are primarily Class II Duroc & Bayard loams, some Class III Satanta loam; non-irrigated primarily Class III&II. 176 Certified Irrigated Acres : 120 acres pivot, balance gravity irrigated. Wells A-006860 (drilled 2010) and G-066086 (drilled 2011), each with Isuzu power units. 1993 T&L pivot, 7 tower. Includes 118 acres rights in Western Canal. 153 acres dryland cropland. 330.5 acres FSA cropland : Corn Base 205.8 acres @ 115 bu; Wheat Base 37.5 acres @ 37 bushel. Older buildings include : home, barn, grain bins, domestic well (cattle panels reserved).

Parcel 2 : Rangeland portions of Section 29-T13N-R39W, Keith County. Approximately 275 acres, estimated 2014 taxes \$1,800. Soils are primarily Altvan-Dix complex. Livestock water is provided by a natural spring, developed to a water tank. This spring has flowed continuously for the last 50 years.

Combination A : Parcels 1 & 2 together

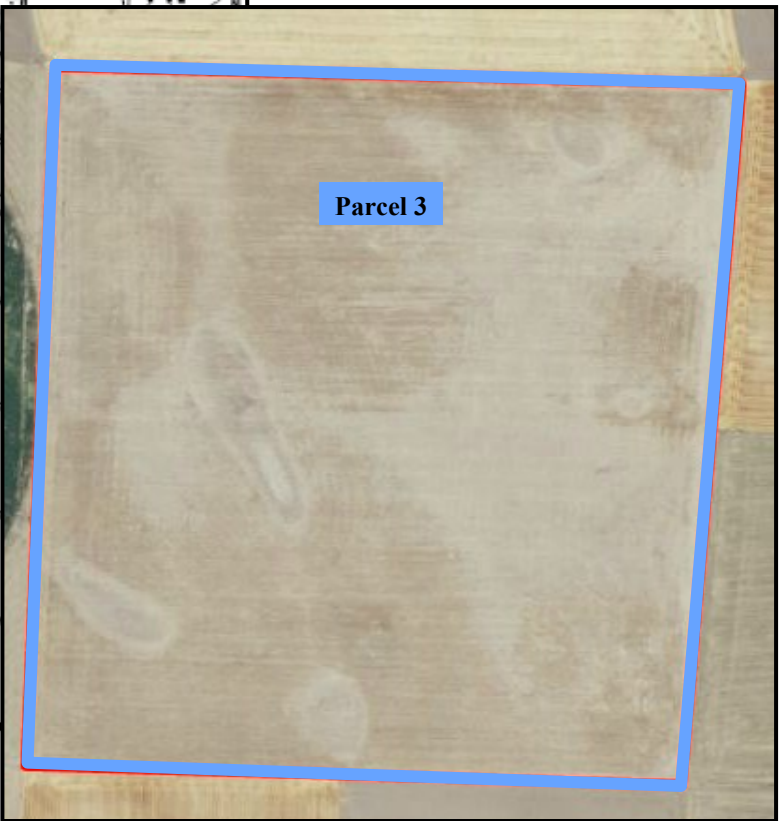
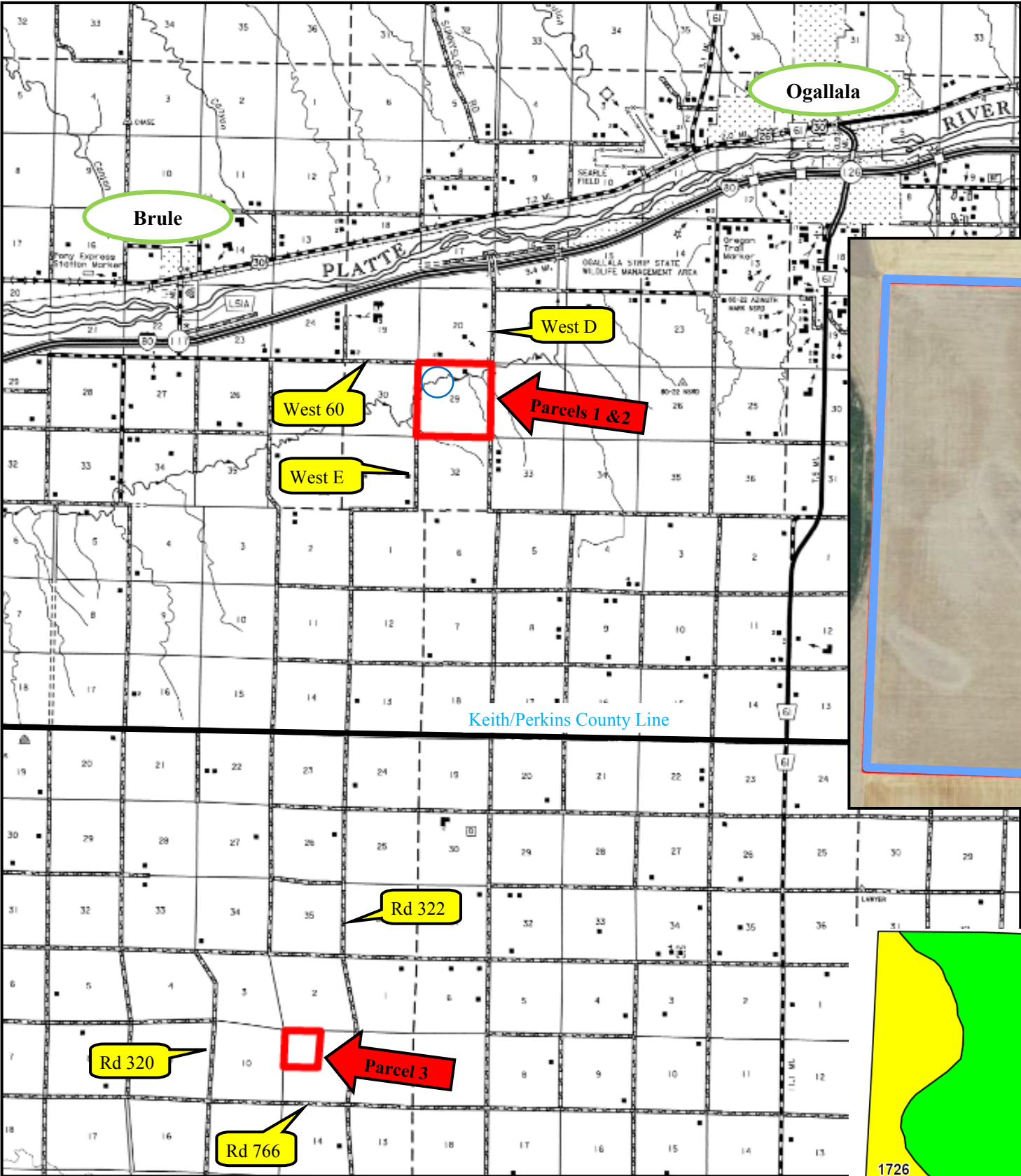
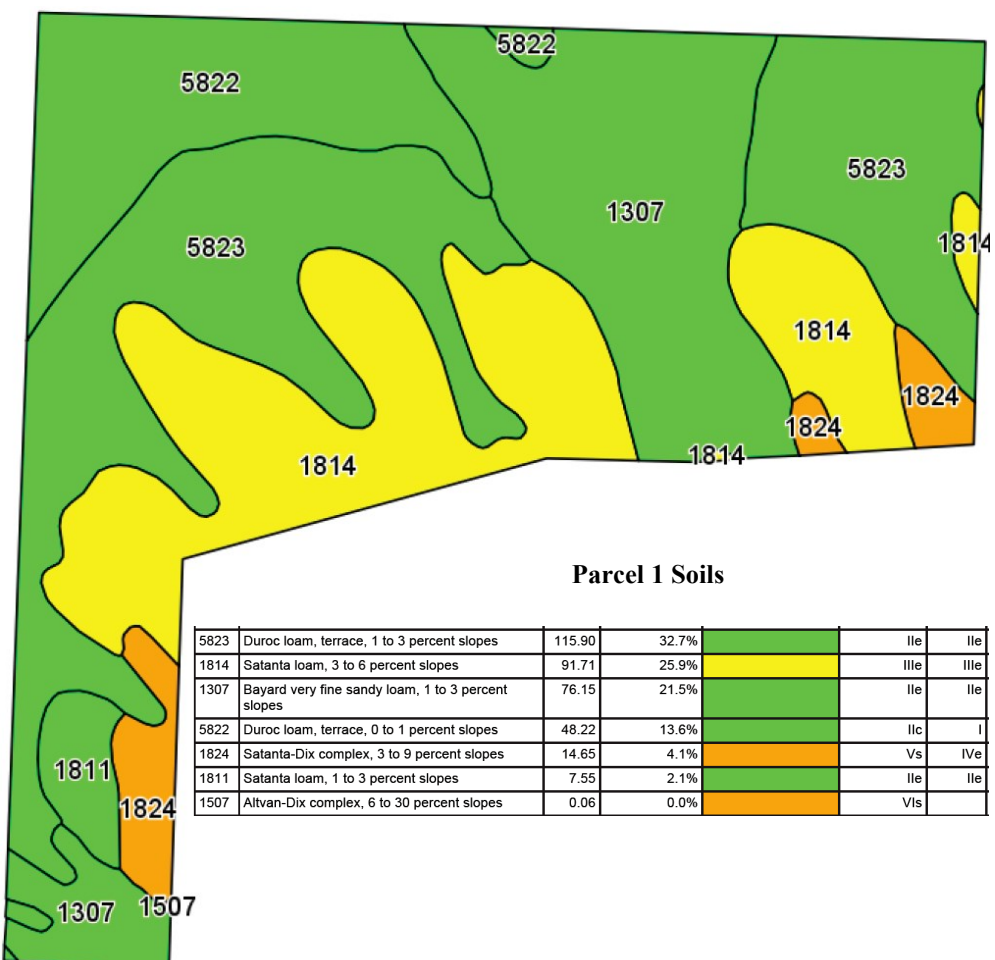
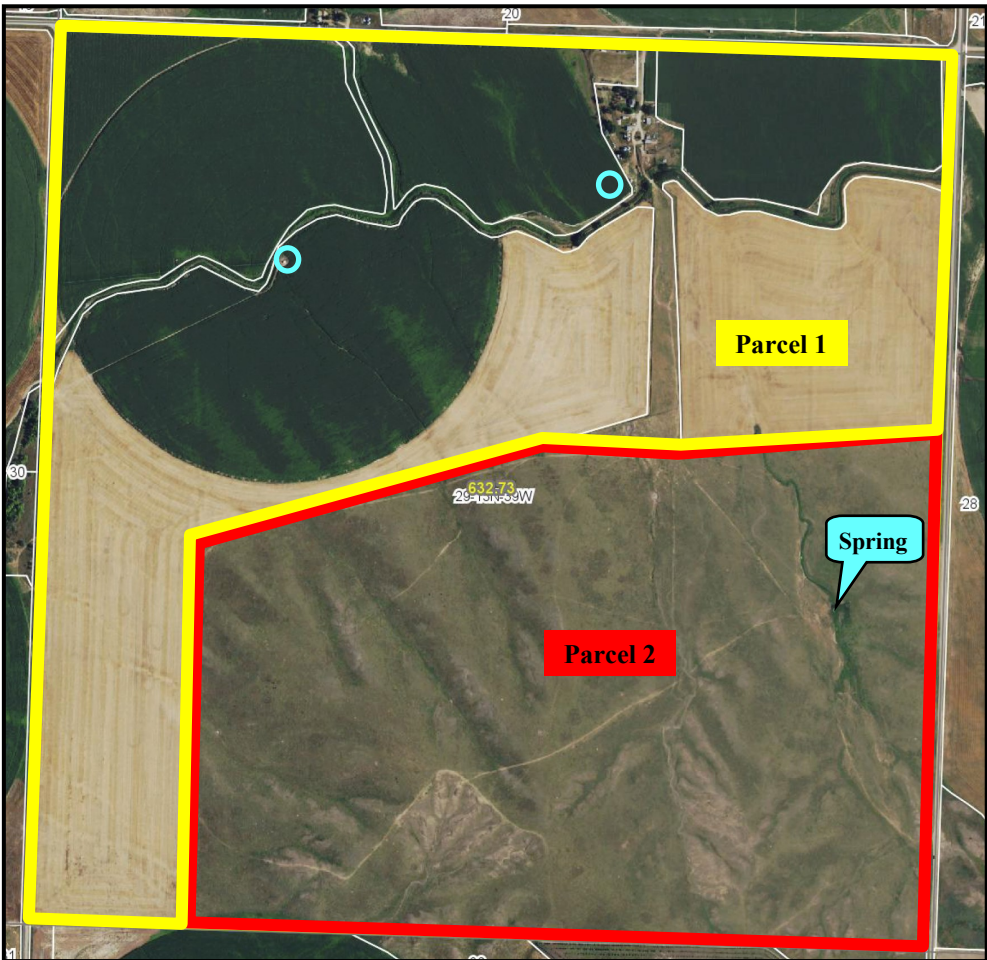
641 Acres Pivot, Gravity, Range, Building Improvements

Parcel 3 : NW1/4 Section 11-T11N-R40W, Perkins County. Assessed as 152 acres, 2014 taxes \$1,921. Dryland soils are 63% Class II Kuma & Rosebud silt loams. 152 acres FSA cropland : Wheat Base 37.4 acres @ 37 bu.; Corn Base 56 acres @ 115 bushel.



AGRI AFFILIATES, INC.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1652	Kuma silt loam, 0 to 1 percent slopes	64.78	42.6%		Ilc	I
1726	Rosebud loam, 1 to 3 percent slopes	36.09	23.7%		Ille	Ille
1725	Rosebud loam, 0 to 1 percent slopes	23.40	15.4%		Ilc	I
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	16.51	10.9%		Vs	Ille
1670	Mace silt loam, 0 to 1 percent slopes	7.03	4.6%		Ilc	I
1661	Lodgepole silt loam, frequently ponded	3.36	2.2%		Illw	IVw
1811	Satanta loam, 1 to 3 percent slopes	0.79	0.5%		Ile	Ile

