

Anderson CRP/Range

Absolute Real Estate Auction

320 Acres - 2 Parcels - Garden County
CRP, Live Creek, Rangeland - 160 acres in each parcel



1 PM Thursday, September 18, 2014 - Auditorium in Oshkosh, Nebraska

Procedures

The **Anderson Property** is offered for sale at Absolute Auction, in two separate parcels. The property is located north of Lewellen at the edge of the North Platte River Valley. Property information, Purchase Agreement, and Title Insurance Commitment is available from Agri Affiliates.

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, with Closing on or before October 30, 2014. 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 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 adequacy of any portion of the property.

Possession - Full possession at Closing, subject to assumption of the CRP Contracts (100% share); full possession of rangeland portions.

Taxes - 2014 real estate taxes paid by Seller; all 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 Parcels sell without regard to acres. There is no warranty expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries.

USDA-FSA - Historic Base Acres pass to Buyer by parcel, subject to County FSA Committee approval.

NRD - The property is located in and subject to rules and regulations of the North Platte NRD.

Seller : Carleta Anderson

Listing Agents :

Mike Polk 308/539-4446 Greg Polk 308/778-6520

Don Walker - Roger Luehrs - Jerry Weaver
Bruce Dodson - Tony Eggleston - Chase Dodson
Broker John Childears - North Platte, Nebraska

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.



Parcels

Parcel 1: From Lewellen - 3.5 miles north on Road 199.

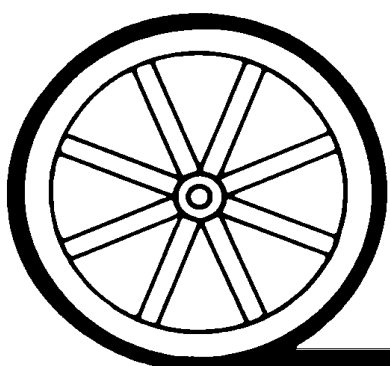
NW1/4 Section 4-T16N-R42W of the 6th PM. Includes 160 tax assessed acres; 33% Class II, 48% Class IV, 19% Class VI soils. 2013 real estate taxes \$963. USDA-CRP Contract #316 on 156.6 acres through 2020, at \$5,827 annual payment (100% interest sells). Excellent access by county road #199 on west boundary.



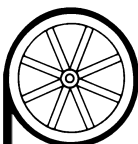
Parcel 2: Two miles east Lewellen on #92, 1.5 miles north on Road 205.

NE1/4 Section 23-T16N-R42W of the 6th PM. Includes 161 tax assessed acres; 20% Class II&III, 18% Class IV, 62% Class VI soils. 2013 real estate taxes \$770. USDA-CRP Contract #315 on 86.5 acres through 2020, at \$3,177 annual payment (100% interest sells). Access north from county roads 48/205. Includes Plum Creek and very nice lake, balance rangeland.

Outstanding wildlife habitat - Excellent hunting opportunities
Deer, Turkey, Pheasant, Duck, Geese, Fishing
Good CRP Income



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



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