

Pandorf Farm

Absolute Auction

1,744 Acres in 5 Parcels : Pivot Irrigated, Irrigation Development, Rangeland

~~~~ 1 PM Wednesday, December 18, 2013 - Fair Building, Stapleton, Nebraska ~~~~

Storm Date Thursday December 19

### **Procedures**

**Pandorf Farm** of the Raymond A. Pandorf Estate, is offered at Absolute Auction. Excellent access is provided by US #83 south of Stapleton, in Logan County, Nebraska. The Title Insurance Commitment, Purchase Agreement and additional information are 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 at Closing on January 10, 2014. There is no contingency for financing. Sellers will convey title by Personal Representative Deed; Title Insurance evidencing merchantable title. Cost of Title Insurance and Insured Closing by Title Company to 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 adequacy of water rights, water availability, or irrigation equipment.

**Possession** - at Closing; subject to lease through 3/1/14; rents to Seller.

**Taxes** - 2013 real estate taxes paid by Seller; 2014 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. No warranty is 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 Upper Loup NRD, including Expanded Acres in this offering.

**Seller : Raymond A. Pandorf Estate**

**Mike Pandorf, Personal Representative**

**Listing Agent : Mike Polk 308/539-4446**

**Bruce Dodson - Tony Eggleston - Jerry Weaver**

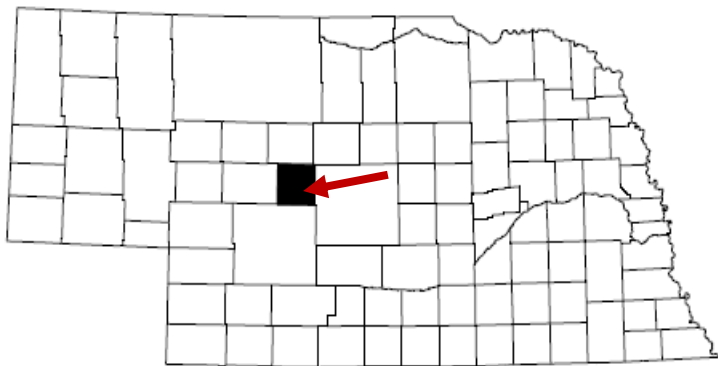
**Don Walker - Chase Dodson - Loren Johnson**

**Broker John Childears**

**North Platte 308 / 534 - 9240**

**Offices in Kearney & Hastings, Nebraska**

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 and Combination : Logan County, Nebraska**

**Parcel 1:** W1/2 Section 36-T17N-R28W; on Avenue 120 and Road 10. 322 tax assessed acres, 2012 Taxes \$3,563. FSA - 292.2 cropland acres. 131.2 NRD Certified Acres, pivot irrigated; 130 NRD Expanded Acres allow additional irrigation development. 50% Class II, 20% Class III Holdrege & Hord silt loam soils, gently undulating terrain. South quarter is pivot irrigated by 8 tower Reinke; well G-043536 set at 900 gpm, from 154 foot at drilling; GE 100 hp electric motor. North quarter includes 130 Expanded Acres for new pivot development. FSA corn base 219.3 acres @ 92 bu; wheat base 29.7 acres @ 35 bu.

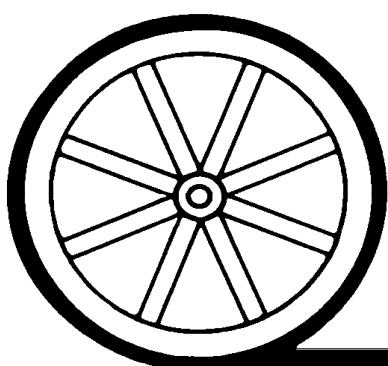
**Parcel 2:** NW1/4 Section 31-T17N-R28W; Avenue 70 via Road 10. 162 tax assessed acres, 2012 Taxes \$2,529. FSA - 157.5 cropland acres. 132.4 NRD Certified Acres, pivot irrigated; balance in dryland corners. 33% Class I, 33% Class II, 25% Class III Holdrege, Hord silt loam soils on nearly level terrain. Pivot irrigated by 10 tower Reinke; well G-056237 set at 800 gpm from 165 foot at drilling; GE 75 hp electric motor. FSA corn base 134.0 acres @ 113 bu; wheat base 23.1 acres @ 35 bu.

**Parcel 3:** All Section 13-T17N-R28W, except two tracts, and except the highway right of way; access on US #83. Estimated 570 tax assessed acres, estimated 2012 Taxes \$4,395. FSA - 320.8 cropland acres. 104.2 NRD Certified Acres, pivot irrigated; with 60 NRD Expanded Acres to allow additional irrigation development. Irrigated soils from Class II to IV; Hord, Holdrege, Hersh & Coly soils. Rangeland Hersh and Valentine soils. Sloping to gently rolling terrain throughout. Windshield wiper pivot is 11 tower Zimmatic; well G-135258 set at 850 gpm from 187 foot at drilling in 2005; 100 hp electric motor. Expanded Acres will allow full revolution of the pivot system. FSA corn base 168.3 acres @ 113 bu; wheat base 66.7 acres @ 35 bu. Rangeland fenced, cross-fenced by 3&4 barbed wire; livestock water provided by submersible well at pivot point, and central windmill.

**Parcel 4:** A tract in the N1/2 Section 13, as excepted from Parcel 3 above. Estimated 60 acres to be surveyed prior to Closing; estimated 2012 Taxes \$720. Protected by excellent tree line on north; includes submersible domestic well, hydrants to corrals, plus windmill; nice older home; very large quonset and sheds; 5 grain bins, including dryer system. This site includes a very old, small buried fuel tank.

**Combination A:** Parcels 3 & 4 = 630 tax assessed acres

**Parcel 5:** All Section 27-T17N-R29W; on Avenue 40 via Road 10. 630 tax assessed acres, 2012 Taxes \$3,077. Sandhills rangeland fenced into 2 separate pastures; livestock water provided by a submersible well on west boundary to two pipeline tanks, 2 additional windmills.



# **AGRI AFFILIATES, INC.**

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