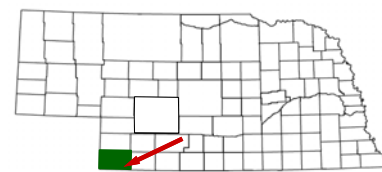


# ***Dundy County Combination***

## **Real Estate Auction**



**2,468 Acres in 3 Parcels : Range, Dry Crop, CRP, River Accretion**

**1 PM Thursday December 5, 2013 -- storm date on December 10, 2013**  
**Fairgrounds in Benkelman, 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 December 27, 2013. There is no contingency for financing. Sellers will convey title by Warranty Deed; Title Insurance evidencing merchantable title. Cost of 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 for any use.

**Possession** - Full possession at Closing, subject to various leases.

**Taxes** - 2013 real estate taxes paid by Seller; 2014 by Buyer.

**Minerals** - All rights, royalties, lease payments reserved to Seller.

**Acreage** - Reported acreages were obtained from the County Assessor and county USDA-FSA office. 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 the Buyer by parcel, subject to County FSA Committee final approval.

**NRD** - The property is located in and subject to rules and regulations of the Upper Republican Natural Resources District.

**Seller : Lazy TV Ranch**

**Contact Broker for Supplemental Brochure**

**Listing Agent : Jerry Weaver 308/539-4456**

**Bruce Dodson - Loren Johnson - Tony Eggleston**

**Mike Polk - Don Walker - Greg Polk - Chase Dodson**

**Broker John Childears - North Platte, NE**

**308/534-9240**

**Offices in Kearney & Hastings**

Brochure information 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.



### **Information**

Located 1 mile west of Max, 5 miles east of Benkelman, Dundy County, Nebraska. The property is split by US#34, bordered on the south by the Republican River. Offered at public auction subject to Sellers Reserve.

**Parcel 1** : SW1/4SW1/4 Sec 13, N1/2SW1/4, SE1/4SW1/4, SE1/4 Sec 14; E1/2, E1/2NW1/4 Sec 23; S1/2NE1/4, W1/2NW1/4, SE1/4NW1/4, S1/2 Sec 24; N1/2 Sec 25 except a surveyed tract; and E1/2, SE1/4NW1/4, E1/2SW1/4 Sec 26-T2N-R37W of the 6th PM; together with an access easement across S1/2 Sec 25 on an existing oil field road from county road 343 Avenue.

~1,998 estimated assessed acres; 2012 estimated taxes \$6,695.

Entirely hardland range, with excellent livestock water. The property includes three windmills; three tanks on a pipeline from a submersible well; three stock dams, and intermittent Hickman Creek. A fourth pipeline tank is served by a well on an adjoining property.

Property is fenced as one pasture, with mostly 4 wire fence in average condition. Portions of the west and northeast perimeter fences are not on the exact legal boundary. They are operated on a fence agreement on the west and land-use trade on the northeast. Possession of this parcel at Closing subject to a lease until 12/31/13.

**Parcel 2** : A surveyed tract of non-irrigated cropland in Secs 30 and 31 lying north of US#34 in T2N-R36W of the 6th PM.

~260 estimated assessed acres; 2012 estimated taxes \$2,259

Nearly level non-irrigated cropland, with 80% Class II-III soils. 259 FSA cropland acres : 187.9 DCP acres with 49.4 acres corn base at 43 bu and 119.1 acres wheat base at 43 bu. Includes 71.1 acres enrolled in CRP contract #10025 through 9/30/2022. Annual payment \$2,827. Required seeding of legumes completed August 2013. Buyer to receive 100% of 2014 CRP payment. Submersible stock well on south center boundary.

Possession at Closing, subject to a 1/3 crop share lease with Frank Lutz on the 70 acres of growing wheat, ending upon harvest 2014. Buyer shall take assignment of and pay premium for Seller's multi-peril wheat crop insurance policy.

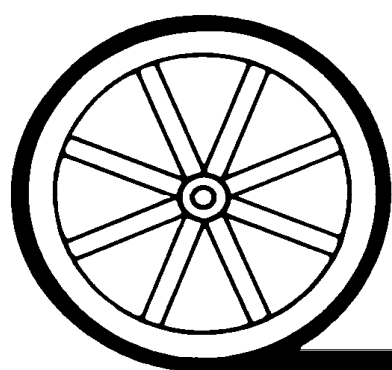
**Parcel 3** : Lots 1, 2, 3, 4, and N1/2NW1/4 Sec 32-T2N-R36W of the 6th PM; except for a surveyed tract in northwest portions. Note: Dundy County assesses properties along the Republican River based on the pre-1935 survey by the US Government of the thread of stream. The current flow of the Republican River may not match this original survey, but that survey is the basis for the legal description of Parcel 3.

~210 estimated assessed acres; 2012 estimated taxes \$700.

This parcel includes two CRP contracts : 38.4 acres enrolled under contract #10025 at \$39.77 per acre, \$1,527 annual payment through 9/30/2022; and 38.7 acres enrolled under contract #232 at \$30.00 per acre, \$1,161 annual payment through 9/30/2014. Total annual payment is \$2,688. Buyer to receive 100% of 2014 CRP payment.

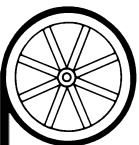
Possession of this parcel at Closing subject to a lease until 12/31/13.

**Hunting/Recreation:** Dundy County Combination includes CRP lands, native range, river bottom and abundant trees. The immediate area has cropland farmed to corn, wheat, alfalfa and soybeans providing excellent food sources. These amenities provide for excellent deer, turkey, upland & waterfowl hunting opportunities. The recently completed Rock Creek augmentation to the Republican River, operated by Upper Republican NRD has provided for a significant increase in river flows through this property. This area of Southwest Nebraska has historically been known as a favorite winter hunting grounds for Plains Indians and great hunting opportunities are still present today!



# **AGRI AFFILIATES, INC.**

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**Real Estate Auction December 5, 2013**

**The Contract**

When two people meet an agreement made,  
the terms of the deal the plans are laid.  
Each one gives their seal by the grip of their hand,  
on their word of honor they take their stand.

These days there are contracts all written out,  
so there is nothing to dispute about.  
But if a person won't stand on their word understood,  
A piece of paper won't make it good.  
Shalah



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