

# 1,280 Acres Crawley Rangeland Real Estate Auction

2 PM CT on Wednesday, October 4, 2017  
Arnold Community Center, in Arnold, 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 payable in certified funds at Closing on November 16, 2017. There is no contingency for financing. Seller 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 any 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.

**Possession** - full possession at Closing.

**Taxes** - 2017 real estate taxes paid by Seller; 2018 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. No warranty is expressed or implied as to exact acres included in the parcels. The legal descriptions are subject to existing fence and field boundaries.

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

**Internet Bidding** - To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at [www.proxibid.com/agri](http://www.proxibid.com/agri). Your final approval as a bidder must be completed 48 hours prior to the auction. Anyone may view the auction at [www.proxibid.com](http://www.proxibid.com) without registration. Click on "Real Estate" then "Agri Affiliates"; then select the auction to view.

**Seller :**

**Leola S. Crawley Estate**

**Listing Agent : Brad Atkins 308/530-9012**

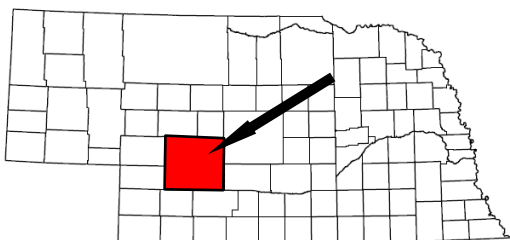
Tony Eggleston - John Childears - Mike Polk  
Bruce Dodson - Chase Dodson - Brian Reynolds  
Don Walker - Jerry Weaver

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**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. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.



## Procedures

This is an **Absolute Auction** of real estate for the Leola S. Crawley Estate. From Arnold, the property is 7.5 miles west on Hwy 92, then 6.5 miles south on Avenue 205 and Witthuhn Road. Or from US Hwy 83 north of North Platte, the property is 11 miles east on Garfield Table Road, then 2 miles south to the north side of the property. To be offered as a total 1,280 acres and as two separate sections, selling to the highest total bid. This is a cash sale. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

**Total Unit** - All of Sections 30 & 31-T16N-R26W of the 6th P.M., Lincoln County, Nebraska. 1,280 tax assessed acres; 2016 taxes \$5,860.

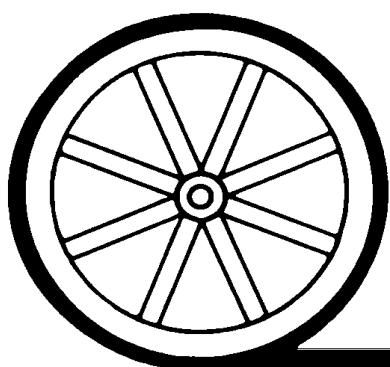
Kilmar Valley Road forms the north boundary of this excellent sandhills rangeland, with Witthuhn Road on the west. The rangeland is cross-fenced on the section line, with a windmill in each section. Mills include steel tower with 10ft Aermotor windmill flowing to 11ft tanks that overflow into 30ft bottomless tanks. Excellent undulating terrain, treeline on north.

The house in Section 30 is considered **uninhabitable**. This site includes a hung well with pump jack, cistern, and pressure tank in basement of house, piped to a tank west of the house. Boundary and cross fence is three wire, in mainly good condition. Excellent grass cover on solid, undulating hills.



**Section 30** - Subject to road access easement. This north section includes a windmill and building site with pumpjack and pipeline tank.

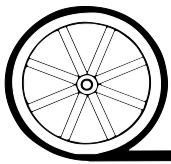
**Section 31** - Easement on existing road/trail through Section 30. This south section includes windmill as described above.



# AGRI AFFILIATES, INC.

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PO Box 1166 North Platte NE 69103 308 / 534 - 9240

**Farm & Ranch Management, Appraisals, Real Estate Sales**

***Real Estate Auction  
1,280 Acres Rangeland***

***October 4, 2017***

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