

Real Estate Auction

Callaway Farm & Pasture

446 Tax Assessed Acres



1 PM CT Tuesday, March 27, 2018 at Callaway Community Center in Callaway, 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 or before April 30, 2018. 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 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. **Absolute Auction**

Possession - full possession at Closing.

Taxes - 2017 real estate taxes paid by Seller; all 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. 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 Lower Loup 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. Your final approval as a bidder must be completed 48 hours prior to the auction. Successful Buyer pays 1% commission to Proxibid, up to \$5,000 total. Anyone may view the auction at www.proxibid.com without registration. Click on "Real Estate" then "Agri Affiliates"; then select the auction to view.

Seller :

Cory & Mindy Peterson

Listing Agent : Brad Atkins 308/530-9012

Tony Eggleston 308/530-6200

John Childears 308/539-4450

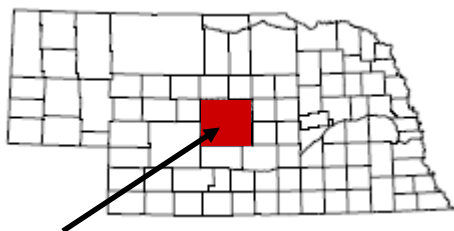
**Bruce Dodson, Brian Reynolds, Mike Polk,
Chase Dodson, Don Walker, Jerry Weaver**

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.



Features

Callaway Farm & Pasture is located 3 miles north & west of Callaway on Lower Powell Canyon Road, off oiled Arnold-Callaway River Road.

This is an **Absolute Auction**.

Legal Description - N1/2 and that part of the S1/2 lying north and east of the county road in Sec 32-T16N-R23W of the 6th P.M., Custer County.

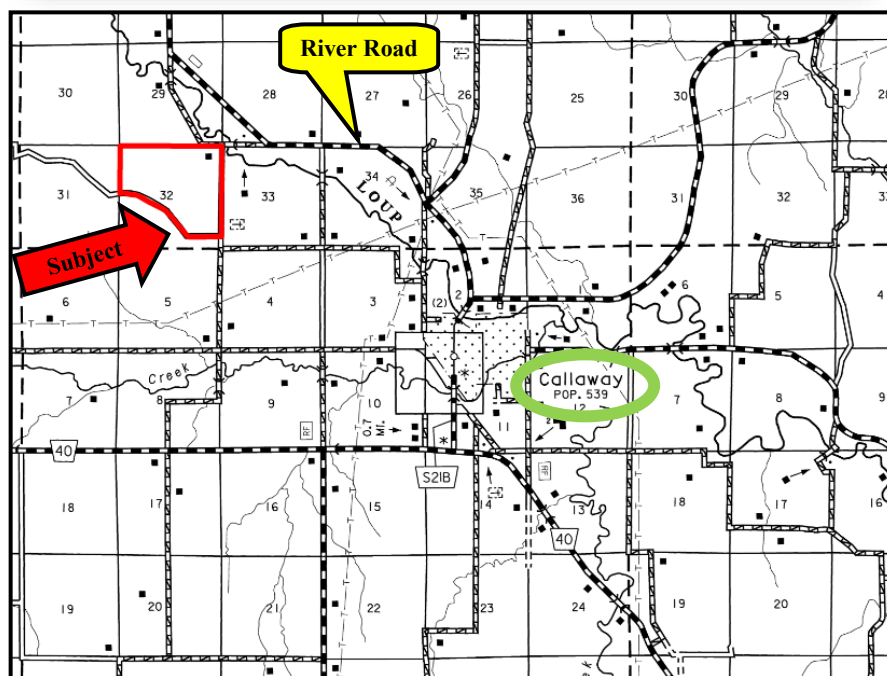
Tax assessed acres - 446.03 acres; 2017 taxes \$5,678. Assessed as 11.7 acres dry cropland, 37.0 acres irrigated cropland, 387.4 grass, 10 acres building site and roads.

Rangeland - Cross-fenced into 3 pastures; two windmills plus 4 tire tanks on pipeline (installed in 2016). Good grass cover and condition; 3, 4, and some new 5 wire fence.

Irrigation - Property has 37.0 Certified Irrigated Acres in the Lower Loup NRD; well registration G-015675. Tested 1,000 gpm; static 18 ft; pumping 34 ft; well depth 160 ft. Includes 6 tower Hygromatic center pivot with Valley conversion, 454 Chevy LP power unit, generator, turbine pump.

Soils - Typical Uly-Coly-Hobbs silt loams for rangeland; mainly Hord silt loam, Class I or II for irrigated cropland.

Buildings - Older 3 Bedroom Home, 1,272 sqft; 3 feeding pens with 1,080 ft concrete bunk with apron, working pen & load-out. Property has 2 rows (1,000 ft each) of newly planted windbreak trees with drip system.



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

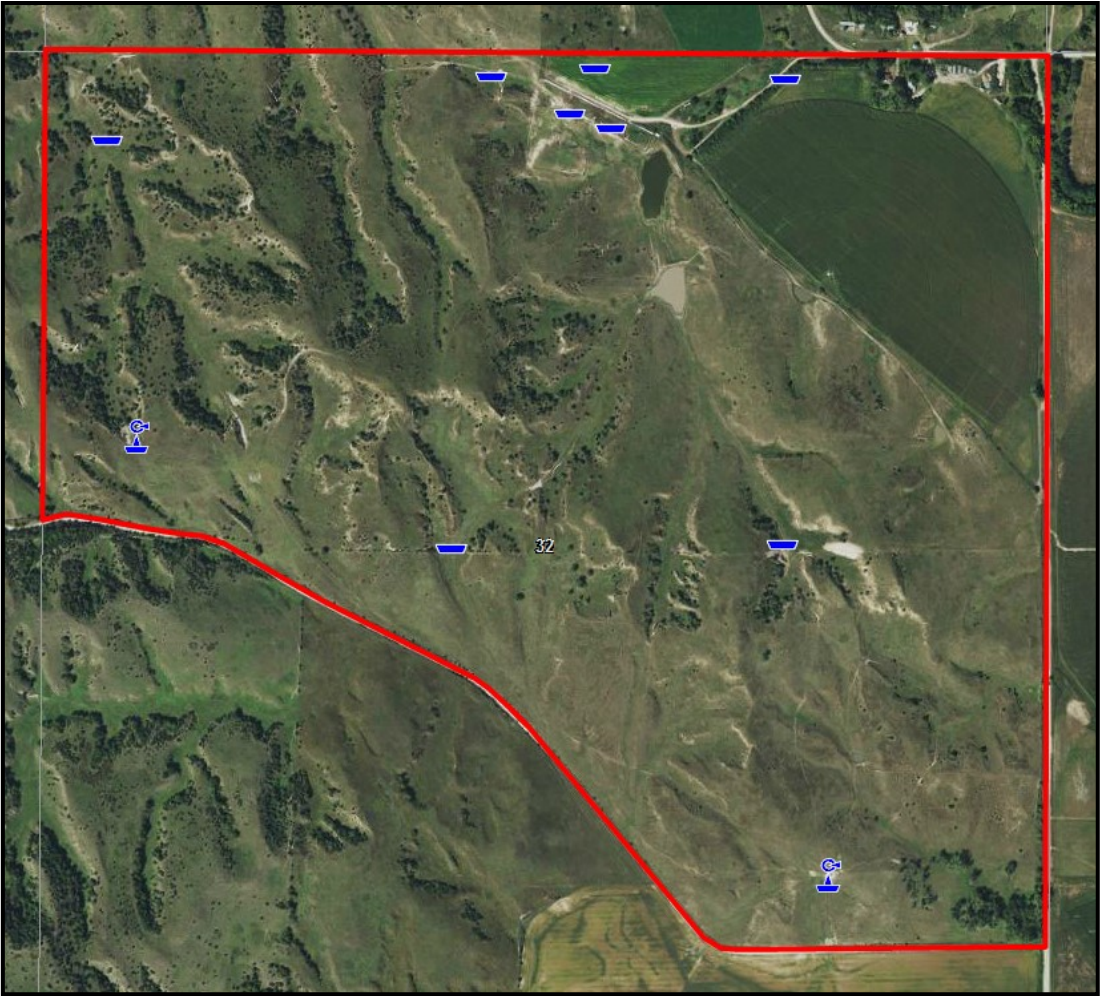
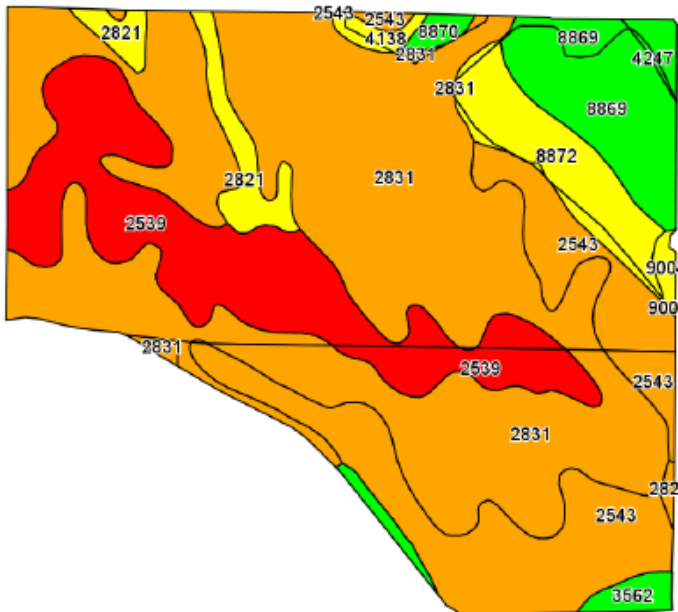
PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

Real Estate Auction

March 27, 2018

www.agriaffiliates.com



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	211.55	48.6%		Vle	
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	72.83	16.7%		Vlle	
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	70.10	16.1%		Vle	
8869	Hord silt loam, 0 to 1 percent slopes	29.19	6.7%		IIc	IIw
8872	Hord silt loam, 3 to 6 percent slopes	22.10	5.1%		IIIe	IIIe
2821	Uly silt loam, 6 to 11 percent slopes, eroded	12.72	2.9%		IVe	IVe
3562	Hobbs silt loam, occasionally flooded, cool	5.88	1.4%		IIw	IIw
4247	Ord very fine sandy loam, occasionally flooded	2.96	0.7%		IIw	IIw
4138	Holdrege silt loam, 7 to 11 percent slopes	2.77	0.6%		IVe	IVe
8870	Hord silt loam, 1 to 3 percent slopes	2.30	0.5%		IIe	IIe
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	1.87	0.4%		IIIe	IIIe
2823	Uly silt loam, 11 to 17 percent slopes, eroded	0.86	0.2%		Vle	

