

Real Estate Auction

240 Acres Lemon Estate Gage County, Nebraska 1:00 pm January 24, 2019

Snow Date - Tuesday January 29, 2019

American Legion Hall at 1000 School Street in Wilber, 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 March 22, 2019. **There is no contingency for financing.** Seller to 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.

Possession - Full possession at closing; no growing crops.
(Portable cattle panels and water tanks are owned by tenant and reserved)

Taxes - 2018 real estate taxes paid by Seller; all 2019 by Buyer.

Minerals - All owned oil, gas, and mineral rights pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office and the County Assessor. No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

NRD - The property is located in and subject to rules and regulations of the Lower Big Blue Natural Resources District.

Seller:

Margie Lemon Estate

Listing Agents:

Brian Reynolds 308/380-5734

Adam D. Pavelka 402/984-7744

Bryan Danburg, Bart Woodward, Kent Richter, John Childears
Bruce Dodson, Mike Polk, Tony Eggleston, Chase Dodson

www.agriaffiliates.com

Hastings office 402 / 519 - 2777

McCook office 308 / 345 - 7200

Offices in North Platte, Kearney, Arnold, McCook, Hastings



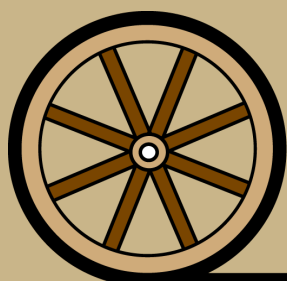
Procedures

Real estate Auction with Seller Reserve for the Margie Lemon Estate. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction. Lemon Farm is located 1/4 mile north of NE#41 on SW 128 Road, 2 miles west of Clatonia or 3 miles east of Wilber.

NW1/4, N1/2SW1/4 Section 20-T6N-R5E of the 6th PM, Gage County, Nebraska. Selling 240 tax assessed acres: 151 acres non-irrigated cropland; 89 acres of pasture, waterways, roads. 2018 estimated real estate taxes \$11,035. FSA Base Acres: Corn 75.75 acres @ 108 bu. PLC; Soybeans 75.75 acres @ 33 bu. PLC.

Productive cropland soils with some pasture areas that could be developed to cropland. Nearly new terraces with red standpipe terrace drains. Pasture is bisected by Prairie Creek. It includes a pond in the southwest corner and a submersible well in the northeast area. Lemon Farm includes excellent wildlife habitat and hunting opportunities.

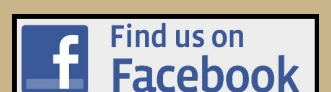
Cropland, Pasture, Recreational Opportunities



Offered Exclusively By:

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

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington, Ste. 310
Hastings, NE 68902
www.agriaffiliates.com



Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



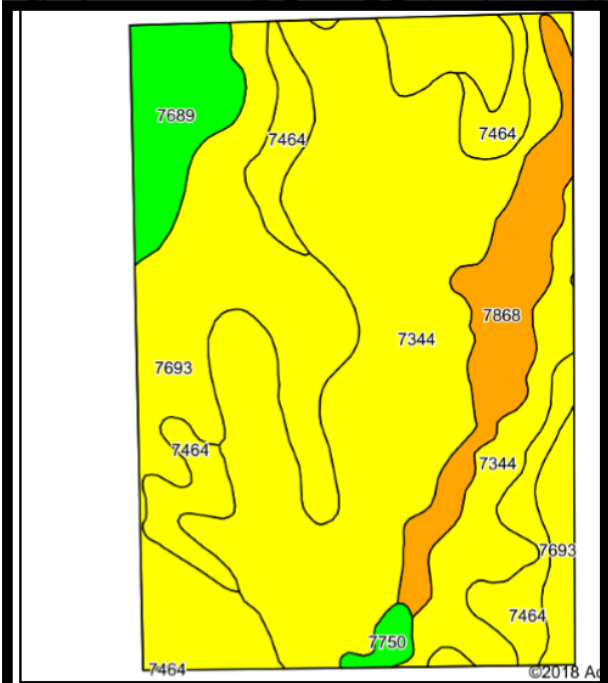
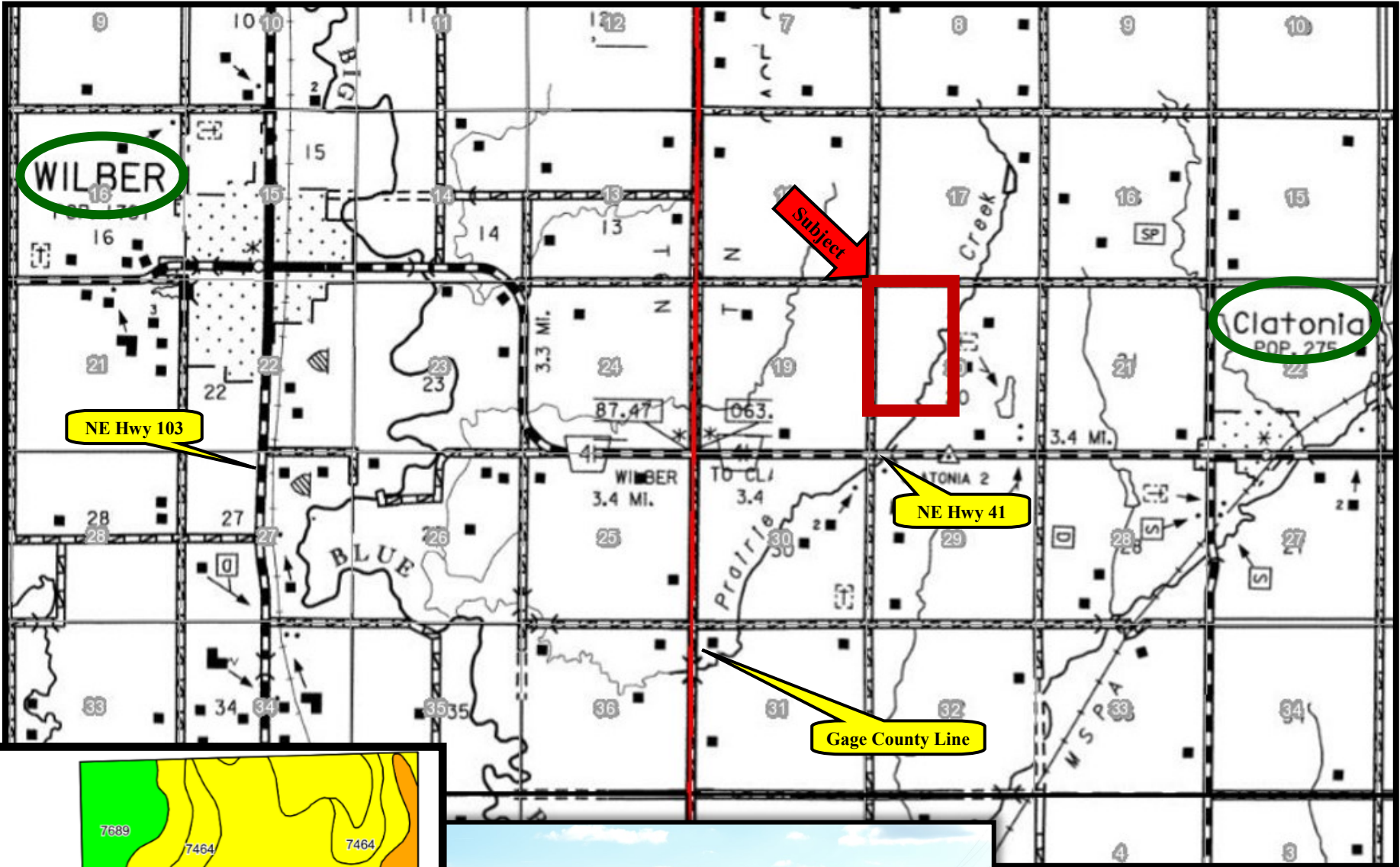
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240 Acres - Gage County, NE

January 24th, 2019
Legion Hall - Wilber, Nebraska

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Area Symbol: NE067, Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c
7344	Malmo, eroded-Pawnee complex, 6 to 11 percent slopes	112.13	46.3%		IVe
7693	Wymore silty clay loam, 2 to 6 percent slopes	64.50	26.6%		IIIe
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	26.52	11.0%		IVe
7868	Nodaway silt loam, channeled, occasionally flooded	21.79	9.0%		VIw
7689	Wymore silty clay loam, 0 to 2 percent slopes	15.01	6.2%		IIIs
7750	Nodaway silt loam, occasionally flooded	2.13	0.9%		IIw

