

LAND AUCTION

REFEREE SALE - WILCOX PROPERTY

WEDNESDAY • MARCH 27, 2019

1:00 P.M. - Community Building, McCook, NE

RED WILLOW COUNTY FAIRGROUNDS

TERMS & CONDITIONS

Terms - This cash sale requires a 20% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price payable in certified funds upon confirmation of the sale by the District Court and delivery of the Referee's Deed. **There is no contingency for financing.** Seller to convey title by Referee's 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 Referee/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 - Upon closing confirmed by the court.

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

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

Acreages - No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

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 internet Buyer pays 1% commission to Proxibid, up to \$5,000 total per tract. Anyone may view the auction at www.proxibid.com, without registration. Click "Real Estate" then "Agri Affiliates"; then select the auction to view.

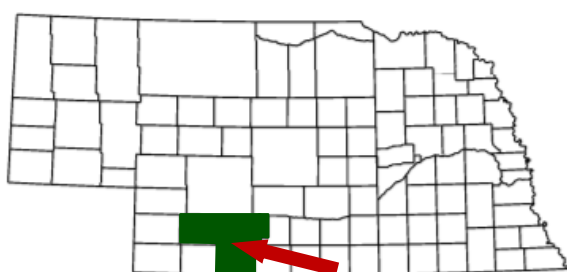
PROCEDURES

Real estate Auction for the Court Appointed Referee. Parcels will be offered separately, with Parcels 4 & 5 in combination. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

Location - Parcels 1 & 2 are located in Red Willow County; Parcel 3 is located in Hayes County; Parcels 4, 5, & 6 are located in Frontier County.

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 their agents are acting as Agent of the Court & Referee. 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.

Area Map



SELLER
Court Appointed Referee

LISTING AGENTS

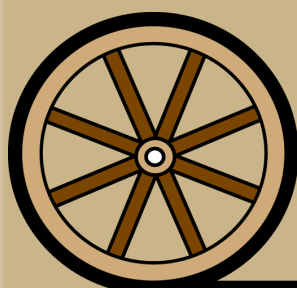
Mike Polk 308.539.4446

Bruce Dodson 308.539.4455

John Childears, Chase Dodson, Brian Reynolds,

Tony Eggleston, Don Walker

agriaffiliates.com

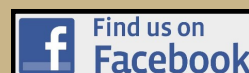


AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240
Fax (308) 534-9244

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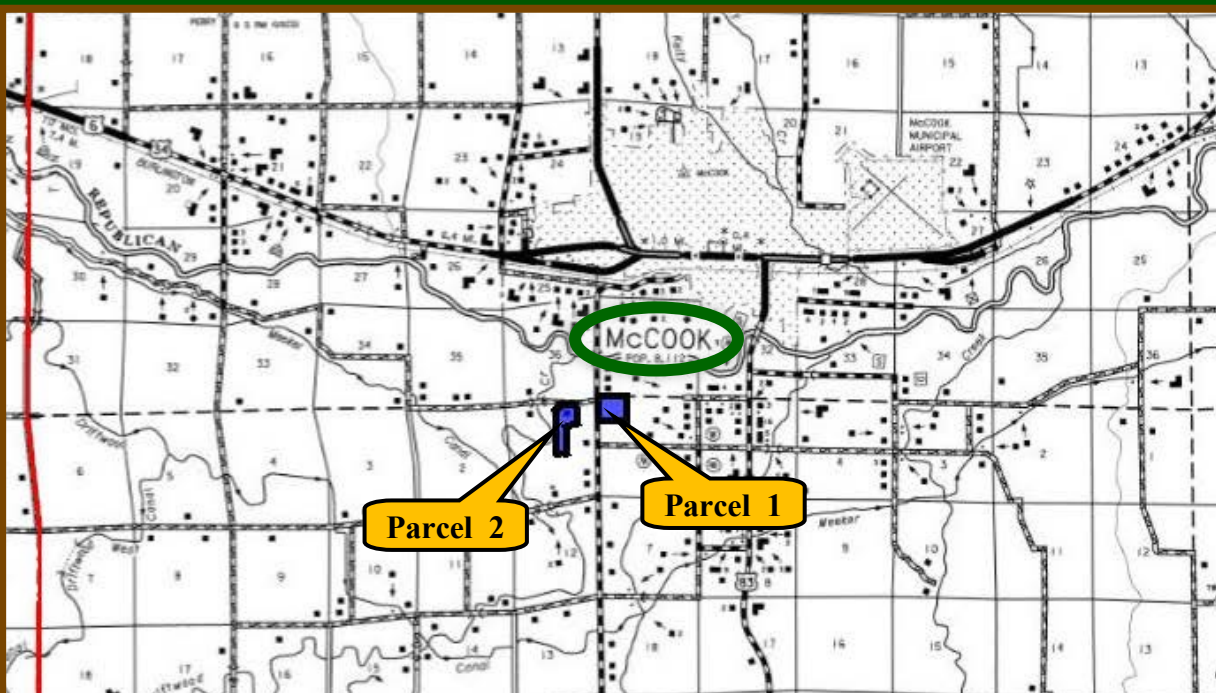
AGRI AFFILIATES

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P.O. Box 1166 401 Halligan Dr. North Platte, NE 69103

LAND AUCTION

“Agri Affiliates - always striving to exceed client expectations.”



Parcel 1 & 2

PARCEL 1

LEGAL DESCRIPTION: Lot 4, Part Lot 3, Part NWNW Section 6-T2N -R29W of the 6th P.M., Red Willow County, NE

TAXES & ACRES: 47.4 taxed acres - 2018 taxes \$1,993

LAND USE: Entirely irrigated cropland. Well G-051145 in 2002; 1,350gpm from 26 ft., 44.5 Certified Irrigated Acres (NRD), remaining 66.0 inches 2019-2022.

SOILS: 100% Class I irrigated Cozad silt loam, 0-1 % slope

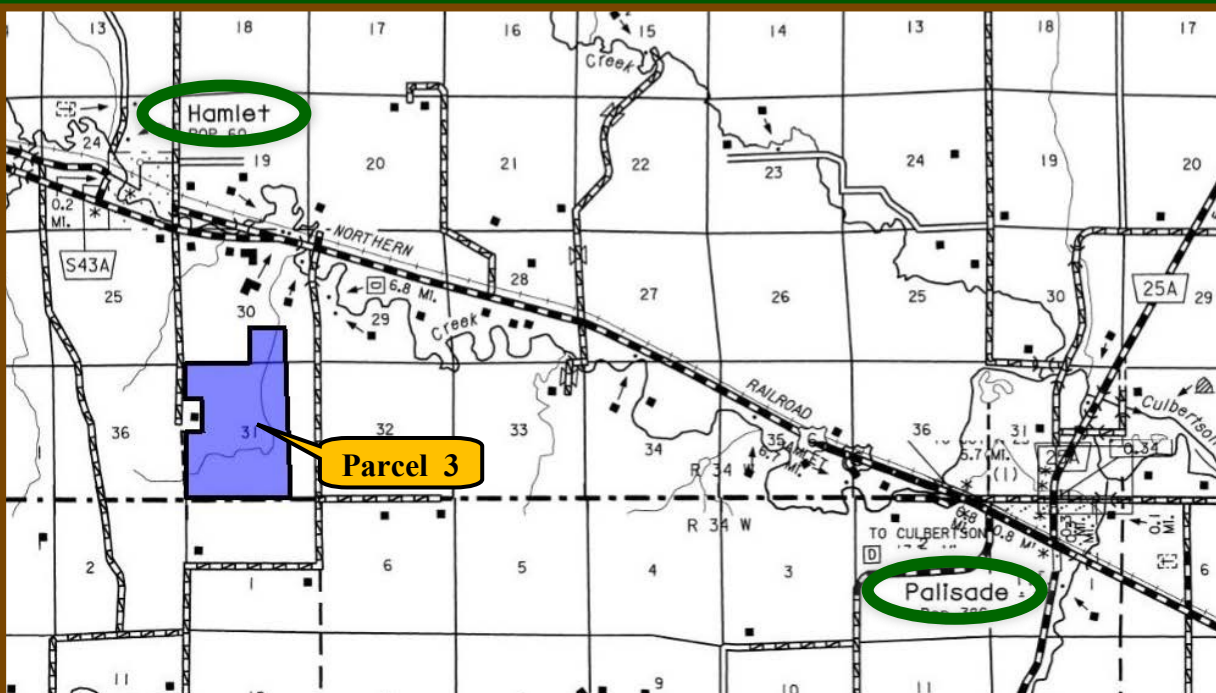
PARCEL 2

LEGAL DESCRIPTION: See legal in detailed brochure - Red Willow County, NE

TAXES & ACRES: 58.1 taxed acres - 2018 taxes \$2,350

LAND USE: Irrigated cropland. Well G-015955 in 1958; 800 gpm from 35 ft. 55 Certified Irrigated Acres (NRD), remaining 66.0 inches 2019-2022

SOILS: 78% Class I Cozad & McCook silt loam; 21% Class II irrigated Anselmo fine sandy loam



Parcel 3

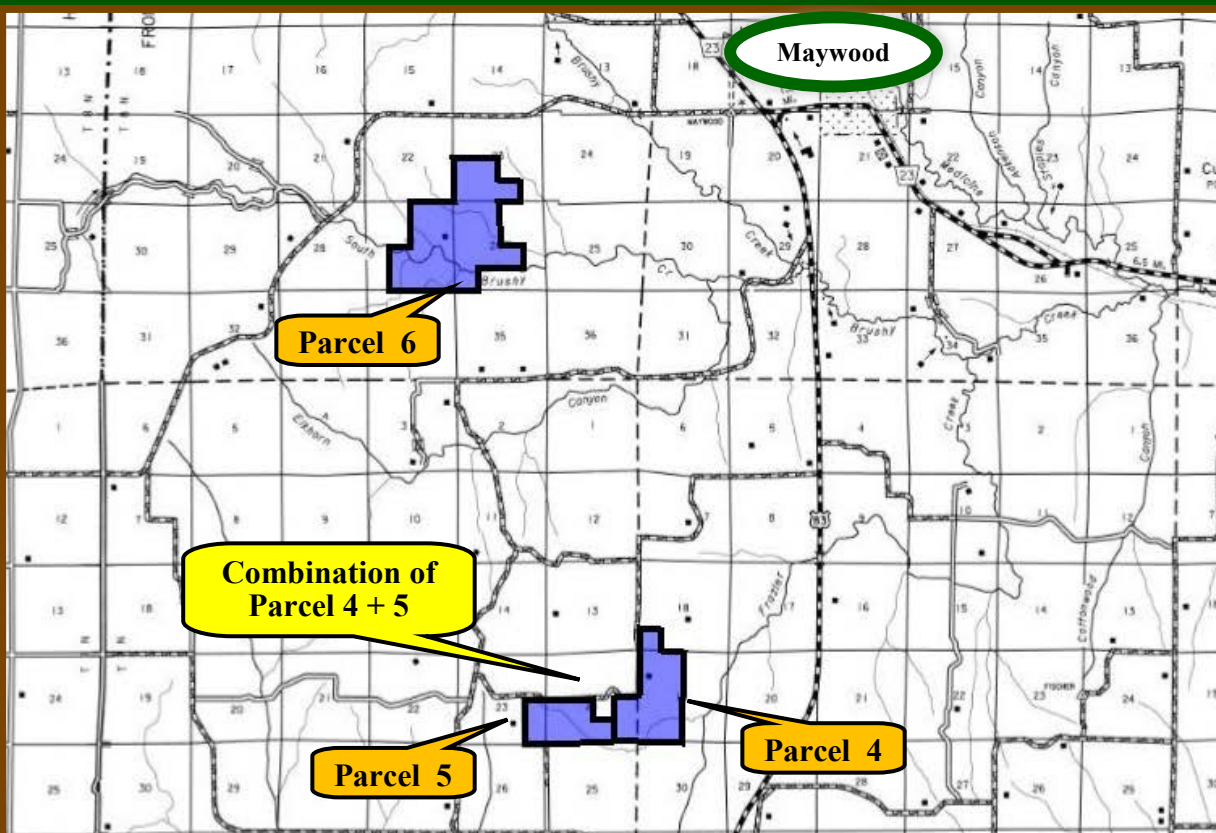
PARCEL 3

LEGAL DESCRIPTION: SWSE Section 30-T5N-R34W; W1/2E1/2, W1/2 except a 20 acre surveyed tract in Section 31-T5N-R34W of the 6th PM, Hayes County, NE

TAXES & ACRES: 492.9 taxed acres - 2018 taxes \$3,139

LAND USE: Entirely rangeland.

SOILS: nearly 100% Sulco silt loam.



Parcel 4, 5 & 6

PARCEL 4

LEGAL DESCRIPTION: SWSW Section 18; W1/2 Section 19-T7N-R29W; E1/2SE Section 24-T7N-R30W of the 6th PM Frontier County, NE

TAXES & ACRES: 445.5 taxed acres - 2018 taxes \$5,425

LAND USE: 73.0 pivot irrigated; 42.0 dry cropland; 330 rangeland

SOILS: rangeland Coly-Uly silt loam; pivot 50% each Class II & Class III Holdrege silt loam.

PARCEL 5

LEGAL DESCRIPTION: E1/2SE Section 23; SW, SWSE Section 24-T7N-R30W of the 6th PM Frontier County, NE

TAXES & ACRES: 278.5 taxed acres - 2018 taxes \$2,084

LAND USE: Entirely rangeland.

SOILS: rangeland Coly-Uly silt loam

PARCEL 6

LEGAL DESCRIPTION: SW, SWSE Section 23; NW, W1/2SW, NESW, NWSE Section 26; E1/2, E1/2SW Section 27-T8N-R30W of the 6th PM Frontier County

TAXES & ACRES: 895.8 taxed acres - 2018 taxes \$7,394

LAND USE: 100 acres dry cropland, 795.8 rangeland

SOILS: primarily Coly-Uly silt loam