

Wilcox Property

REAL ESTATE AUCTION

Referee Sale

Requires Court Confirmation

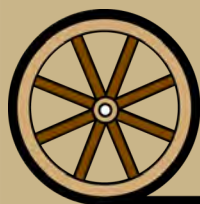
1 PM Wednesday March 27, 2019

Red Willow County Fairgrounds

real estate located in

Red Willow, Frontier, Hayes Counties

Nebraska



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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.

NORTH PLATTE OFFICE

P.O. Box 1166

401 Halligan Drive

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240



Terms & Conditions

Referee Sale - Requires Court Confirmation

Terms - This cash sale requires a 20% earnest deposit at signing of the Purchase Agreement immediately following the Auction. The deposit shall be made to Referee Steve Vinton, attorney. Balance of the purchase price is payable in certified funds at Closing approximately April 5, 2019, based upon Court confirmation of the sale. There is no contingency for financing, this is an Absolute Auction. Seller will convey title by Referee 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. The property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property, irrigation wells and equipment, or building improvements. Results of this auction require Court Confirmation.

Possession - Full possession upon Closing.

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

Minerals - All Owned Oil, Gas, and Minerals pass to Buyer.

Acreages - Reported acreages were obtained from offices of the County USDA-FSA and County Assessor. The property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence/field boundaries.

USDA-FSA - All Historic Base Acres pass to the Buyer by parcel, subject to County FSA allocation and FSA Committee approval.

NRD - The property is located in and subject to rules and regulations of either the Middle Republican NRD. All irrigated parcels sell including the associated Certified Irrigated Acres and well registrations, plus surface water rights.

Irrigation Equipment - all irrigation equipment located on the property passes to the Buyer in as-is condition.

1031 Exchange - Both Seller and Buyer shall have the opportunity for a IRS 1031 Exchange for their respective benefit.

Internet Bidding - If you wish to qualify as an internet 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. Anyone may view the auction at www.proxibid.com without registration. Click on "Real Estate" then "Agri Affiliates"; then select the auction to view.

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.

Procedure - Parcels will be offered separately, with Parcels 4&5 also offered in combination - selling to the highest bid contingent upon Court Confirmation.

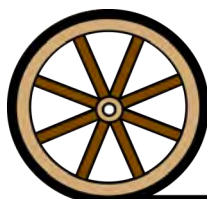
**For additional information & property viewing, contact . . .
Listing Salesmen :**

**Mike Polk 308/539-4446
Bruce Dodson 308/539-4455**

John Childears, Don Walker, Tony Eggleston
Chase Dodson, Dallas Dodson, Brian Reynolds, Jerry Weaver

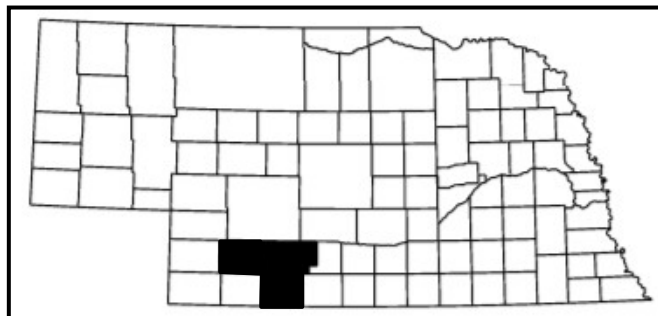
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Offices in North Platte, Kearney, Hastings, Arnold and McCook.



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Parcel Location Map
Referee Sale
Wilcox Property



Wilcox Property - Parcel 1

Legal Description: Lot 4, Part Lot 3, Part NWNW Section 6-T2N-R29W
of the 6th PM, Red Willow County

Acres & Taxes: 47.4 taxed acres - 2018 taxes \$1,993

Land Use: Entirely irrigated cropland. Well G-051145 in 2002; 1,350 gpm from 26 ft.
44.5 Certified Irrigated Acres (NRD), remaining 66.0 inches 2019-2022.
Surface water appropriation number DST-6189 Meeker-Driftwood, restrictions
are in place, 39.9 DNR acres.

FSA Info: Base Acres: corn 23.33 acres @ 117 bu PLC.

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

Wilcox Property - Parcel 2

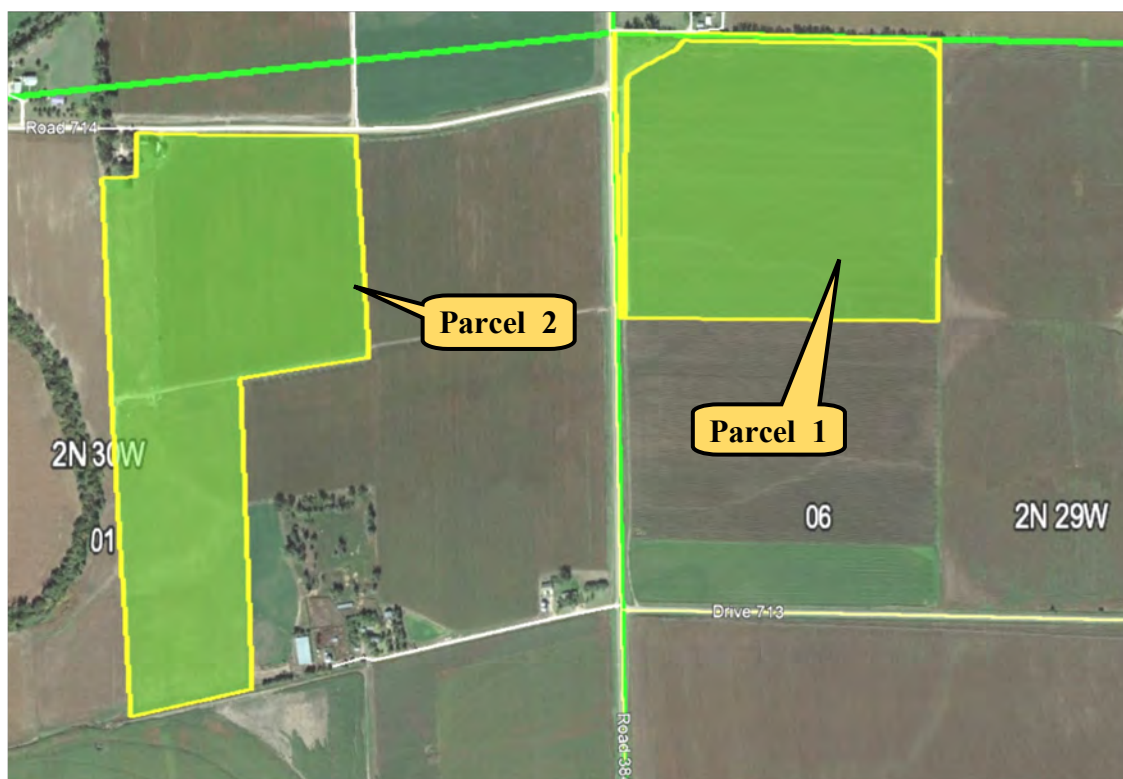
Legal Description: *see legal description on back page* (excludes improvements in northwest corner)

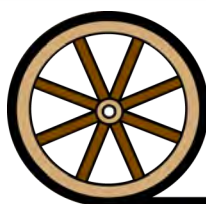
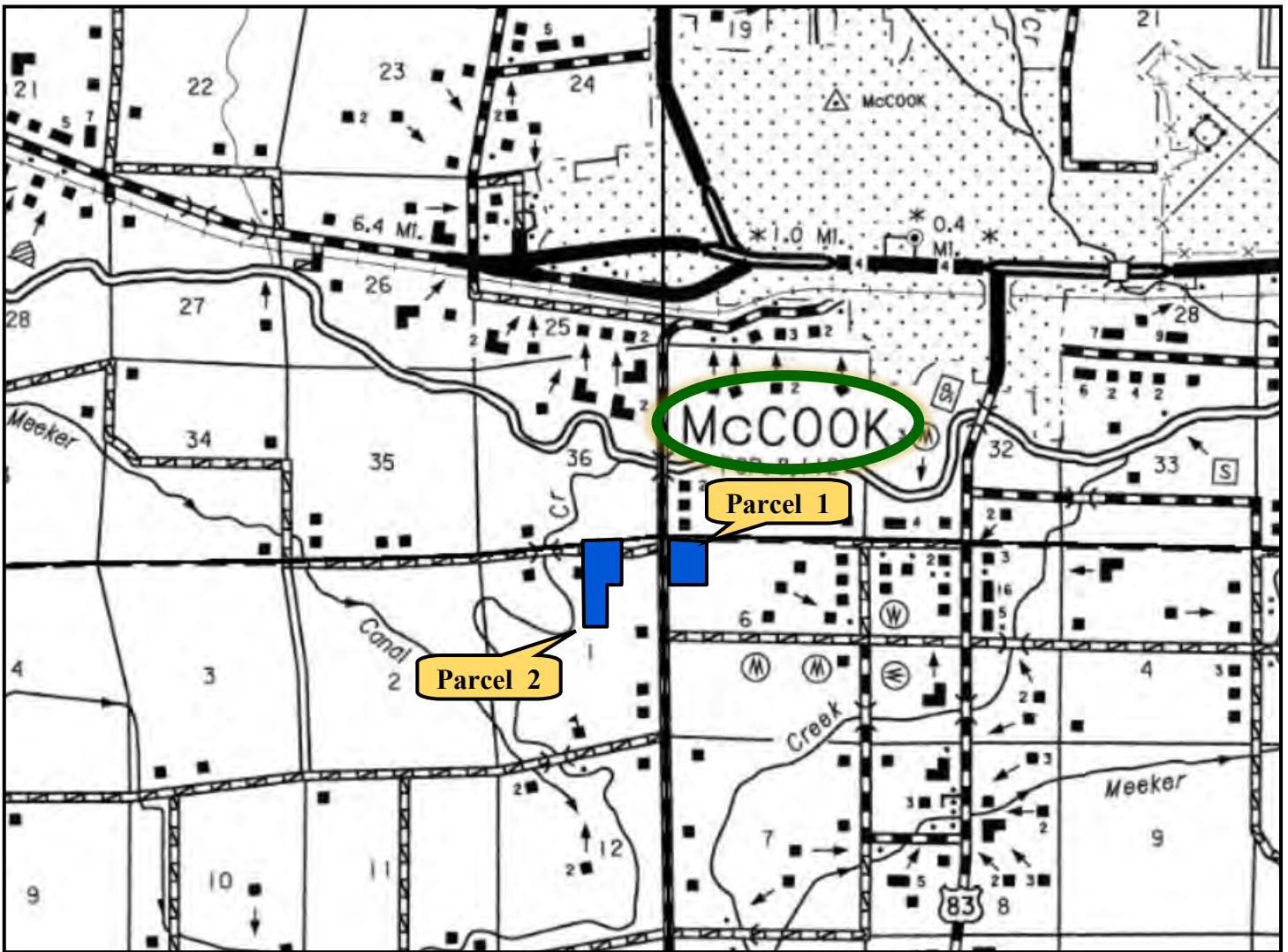
Acres & Taxes: 58.1 taxed acres - 2018 taxes \$2,350

Land Use: Irrigated. Well G-015955 in 1958; 800 gpm from 35 ft.
55 Certified Irrigated Acres (NRD), remaining 66.0 inches 2019-2022.
Surface water appropriation number DST-6189 Meeker-Driftwood, restrictions
are in place, 48.9 DNR acres.

FSA Info: Base Acres: corn 27.35 acres @ 117 bu PLC.

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





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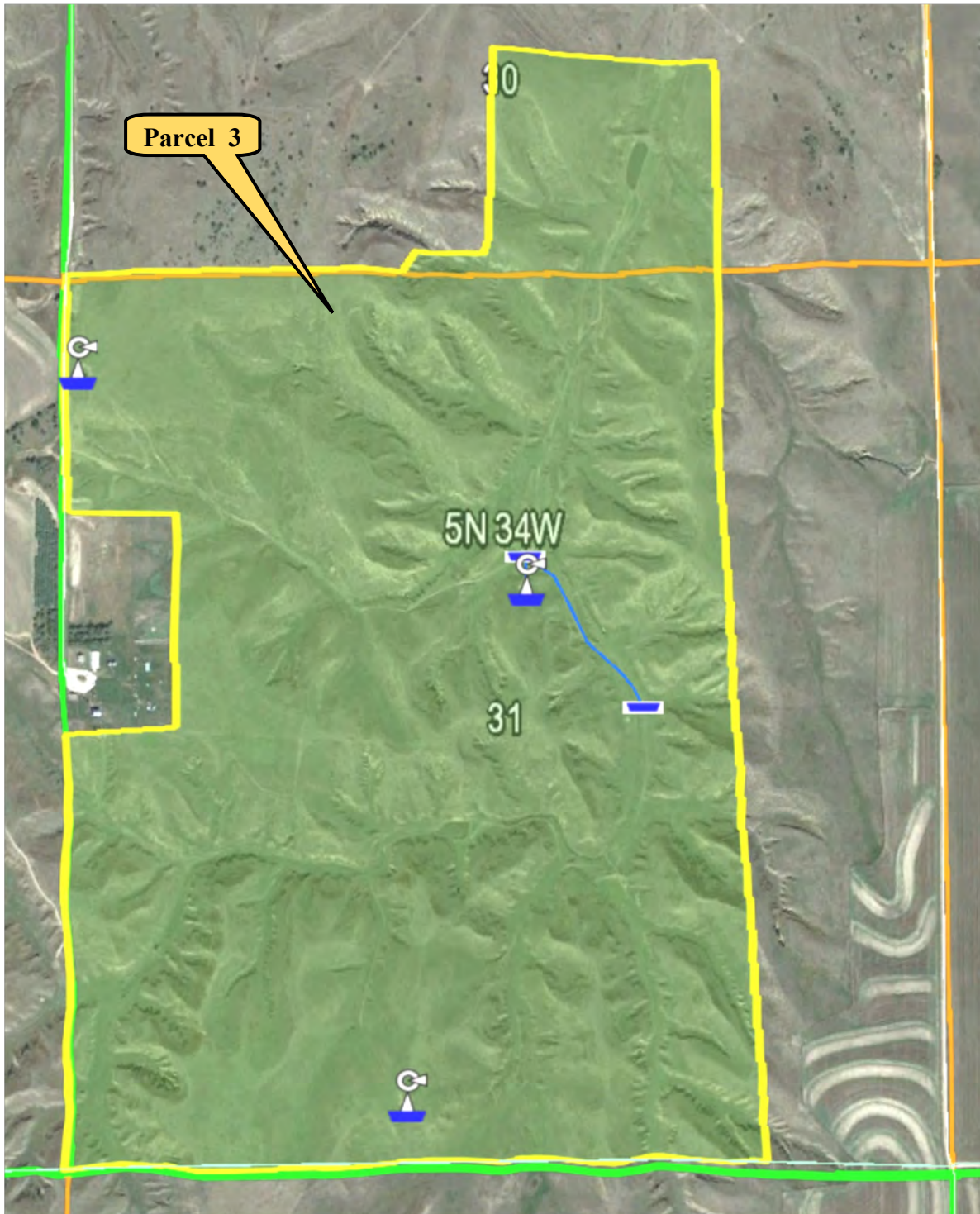
Wilcox Property - Parcel 3

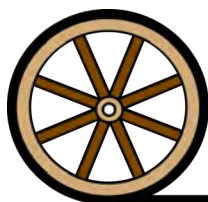
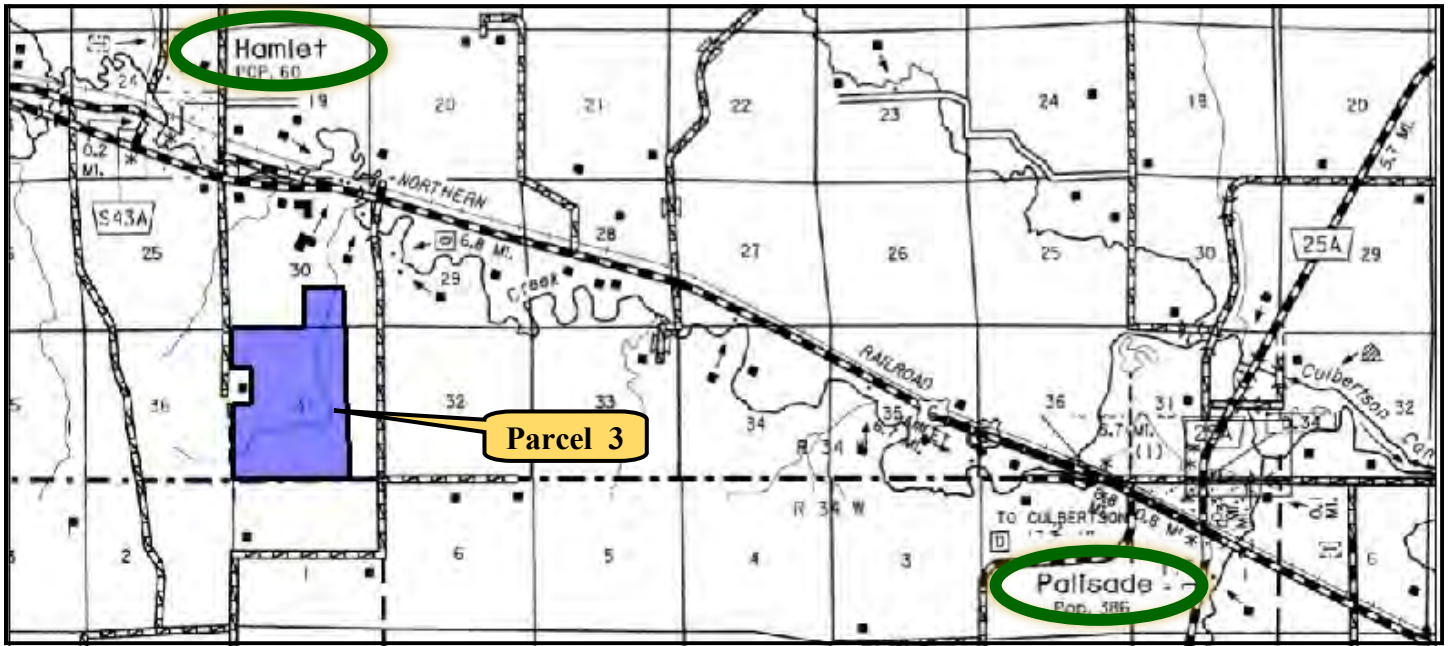
Legal Description: SWSE Section 30-T5N-R34W; W1/2E1/2, W1/2 except a 20 acre surveyed tract in Section 31-T5N-R34W of the 6th PM, Hayes County

Acres & Taxes: 492.9 taxed acres - 2018 taxes \$3,139

Land Use: Entirely rangeland. Windmills with pipeline tanks for livestock water.

Soils: nearly 100% Sulco silt loam





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Wilcox Property - 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

Acres & Taxes: 445.5 taxed acres - 2018 taxes \$5,425

Land Use: 73.0 pivot irrigated; 42.0 dry cropland; 330 rangeland
Well G-063294 in 1980; 600 gpm from 270 ft; 110 Certified Irrigated Acres (NRD), remaining 66.0 inches 2019-2022.

FSA Info: Base Acres: corn 97.62 acres @ 117 bu PLC

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



Wilcox Property - Parcel 5

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

Acres & Taxes: 278.5 taxed acres - 2018 taxes \$2,084

Land Use: Entirely rangeland

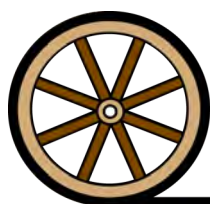
Soils: rangeland Coly-Uly silt loam



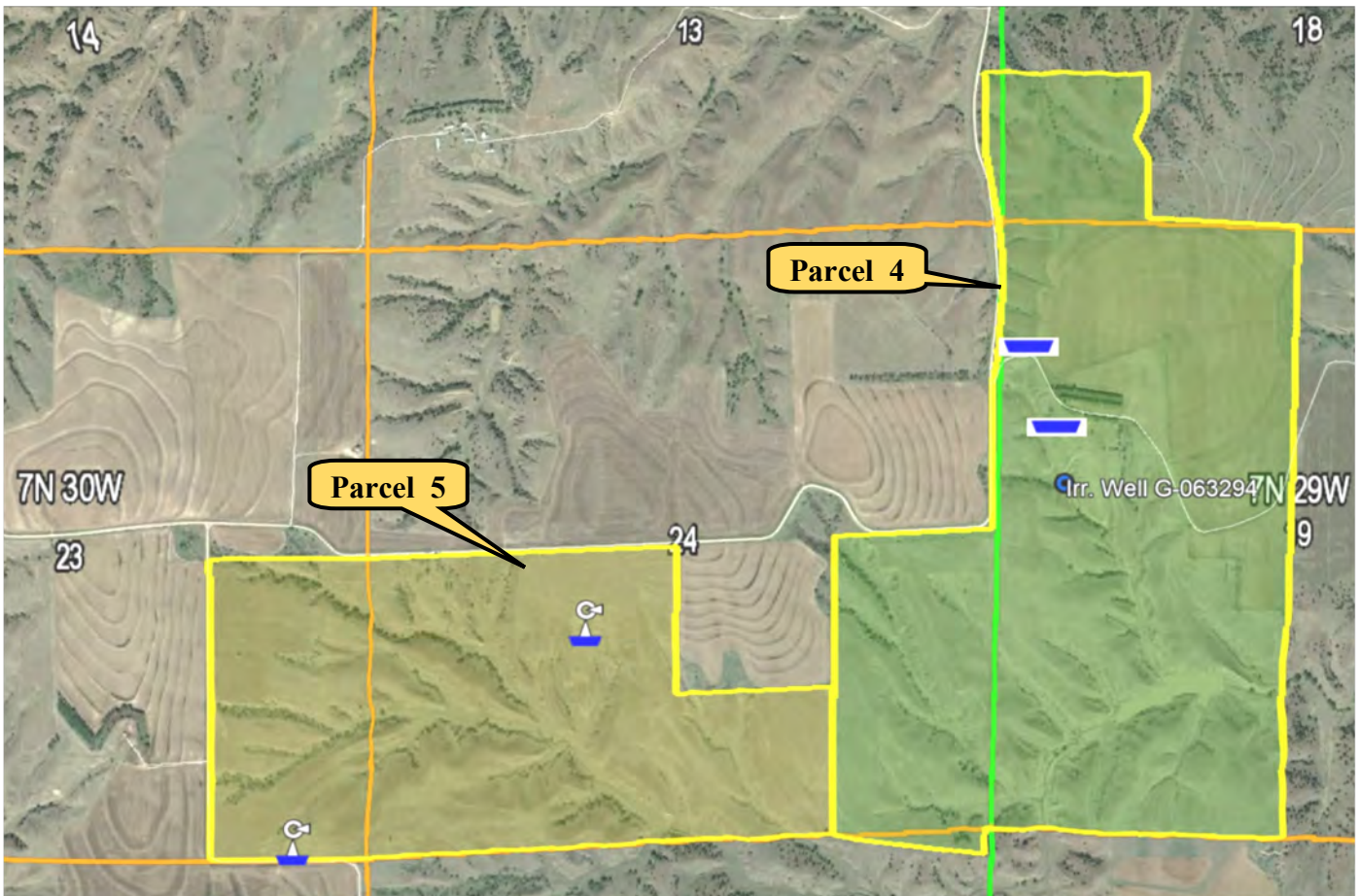
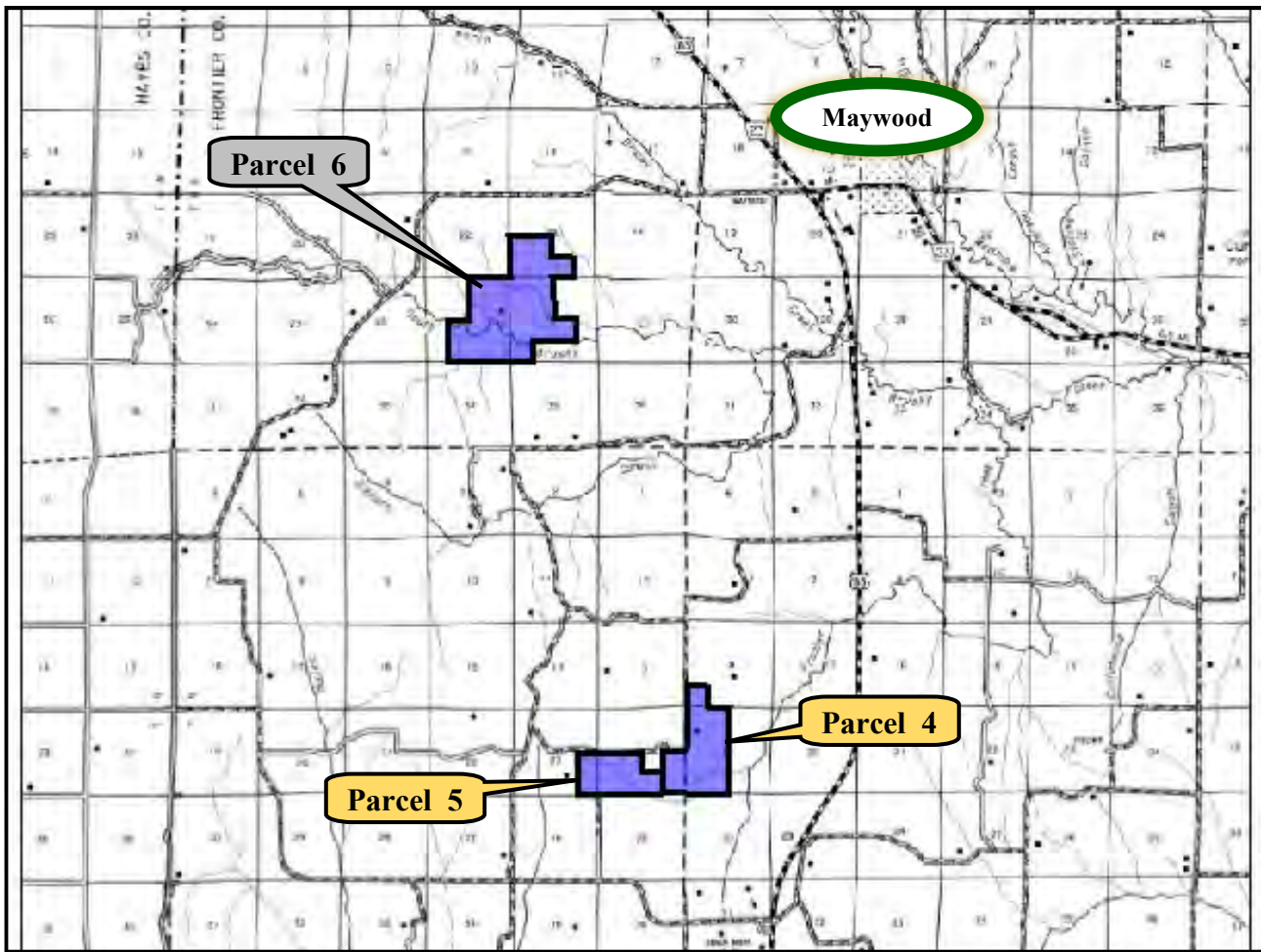
Wilcox Property - Combination 4 & 5

Acres & Taxes: 724.0 taxed acres - 2018 taxes \$7,509

Land Use: 73.0 pivot irrigated; 42.0 dry cropland; 609 rangeland. Well G-015955 in 1958; 800 gpm from 35 ft. 55 Certified Irrigated Acres (NRD), remaining 66.0 inches 2019-2022.



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Wilcox Property - 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

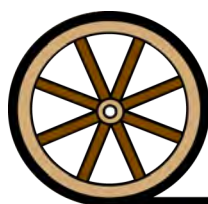
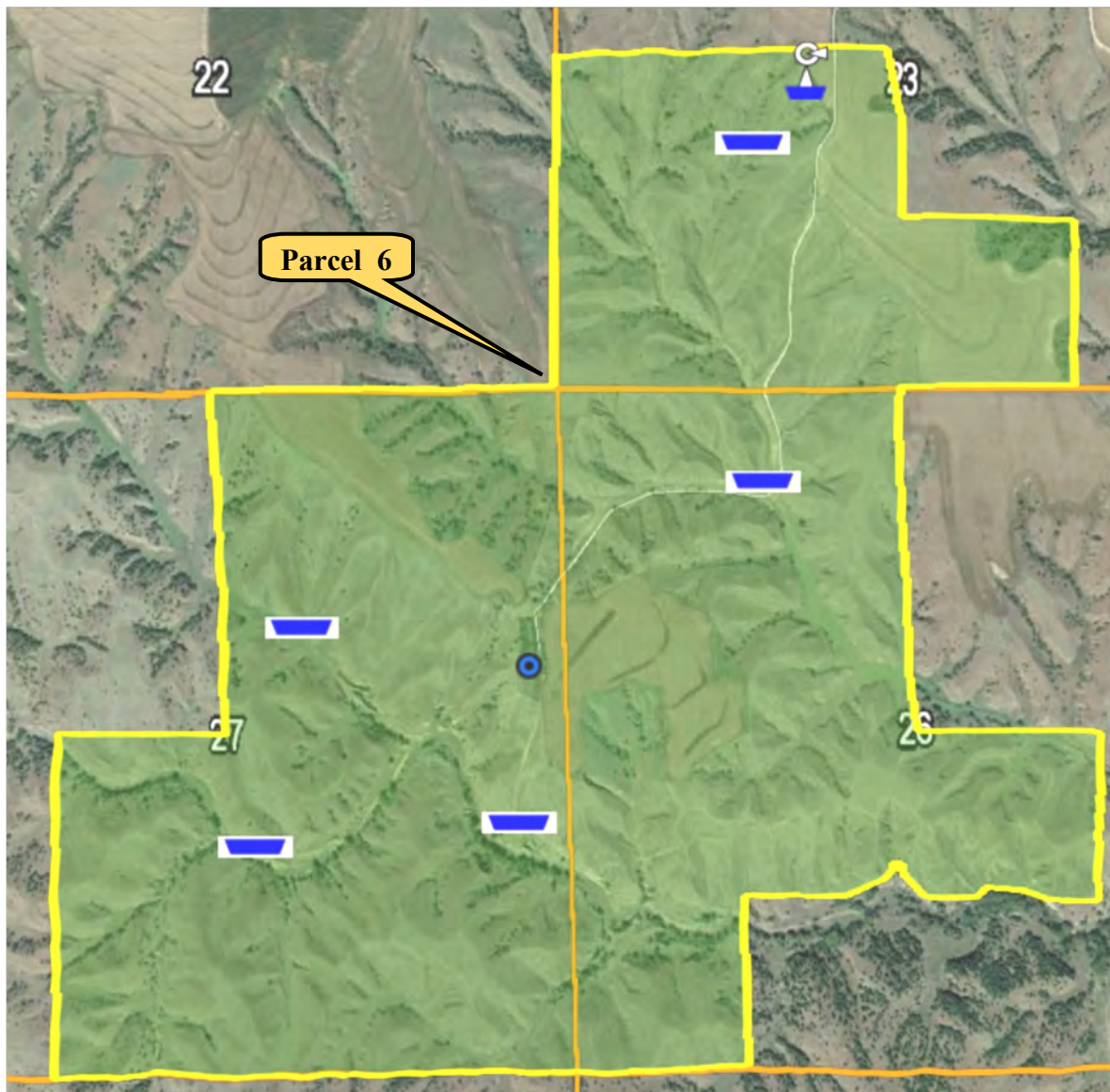
Acres & Taxes: 895.8 taxed acres - 2018 taxes \$7,394

Land Use: 100 acres dry cropland, 795.8 rangeland

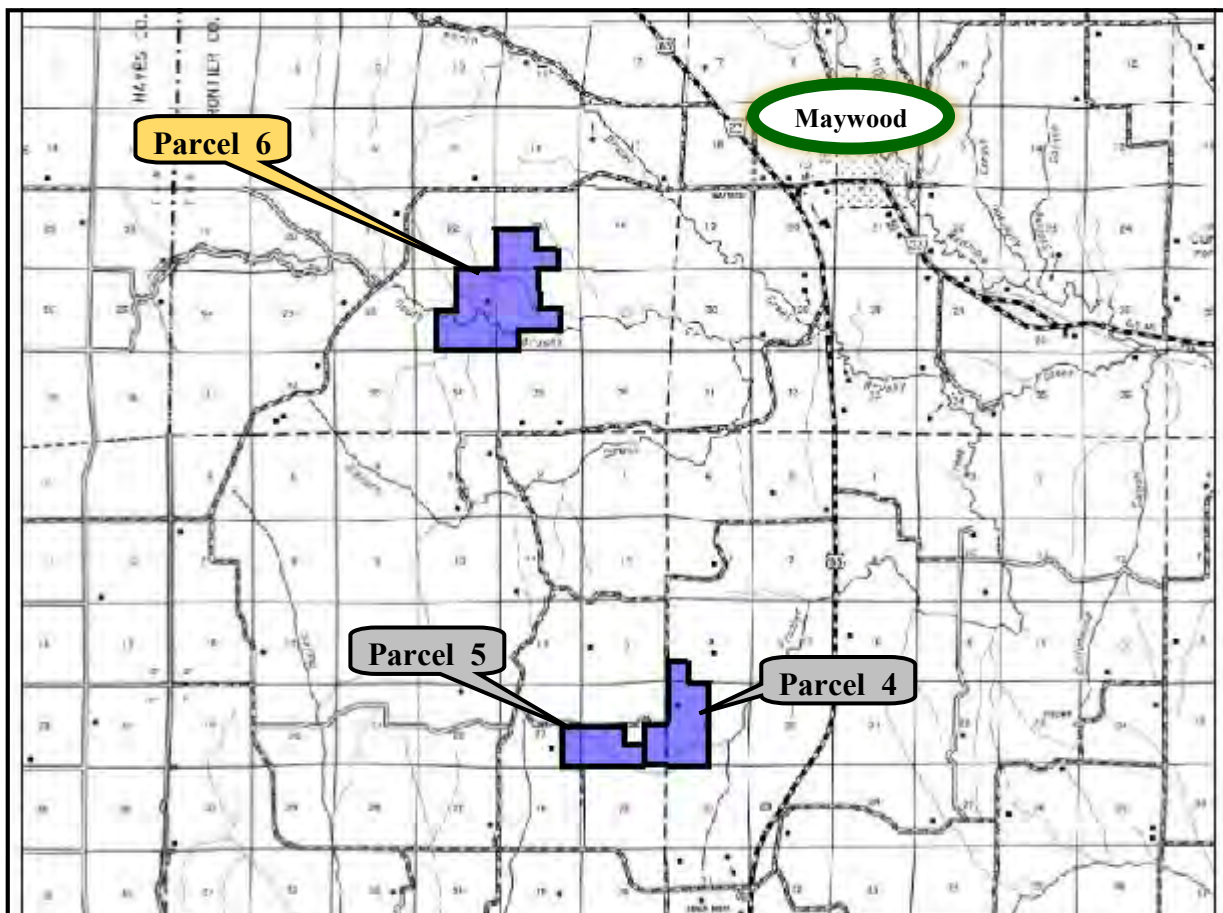
FSA Info: Base Acres: corn 28.4 acres @ 116 bu PLC; wheat 33.1 acres @ 39 bu PLC

Soils: primarily Coly-Uly silt loam, 11 to 30% slopes

Windmill and pipeline livestock water. Includes an old house deemed un-inhabitable.



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Wilcox Property - Legal Descriptions

Parcel 2:

Township 2 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska

Section 1: That part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ that is South of the county road.

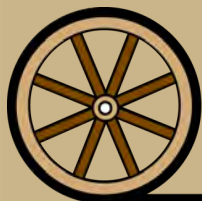
EXCEPT A tract of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section One (1), Township Two (2) North, Range Thirty (30) West of the 6th P.M., Red Willow County, Nebraska, described as follows: Beginning at the intersection of the south line of the County Road which runs generally in an east-west direction across the NE $\frac{1}{4}$ and the west line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, running thence generally east along the south line of said county road a distance of 145 feet; running thence south, parallel with the west line of said NE $\frac{1}{4}$ a distance of 240 feet; running thence west a distance of 145 feet to the west line of said NE $\frac{1}{4}$; thence north in said west line a distance of 240 feet to the place of beginning.

And EXCEPT any land west of a fence now located and running north and south approximately near the half section line between the northwest quarter (NW $\frac{1}{4}$) and the northeast quarter (NE $\frac{1}{4}$) of Section One (1), Township Two (2) North, of Range Thirty (30), west of the 6th P. M., which fence is now on a line described as follows: beginning at a point approximately 45 feet east of the center of said section, running thence north approximately 697.4 feet to a point approximately 85 feet east of the east line of said northwest quarter, and running thence north 852.4 feet to a point approximately 100 feet east of said east line of said northwest quarter, and running thence north to the north line of said section at a point approximately 145 feet east of the northeast corner of said northwest quarter.



Thank You for attending !

Appraisal - Management - Real Estate Sales



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