

LAND AUCTION

DIAMOND HILL FARMS

*Tuesday, June 25, 2019, 1:30 PM, MT
Westside Event Center, Alliance, NE*

1,252+/- Acres
Box Butte Cty, NE
PIVOT IRRIGATED



BUYER'S MEETING
Tuesday, June 11, 2019 1:30 pm
Westside Event Center, Alliance, NE



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For Further Information Contact:
Marc Reck, Broker or Troy Vogel, Salesperson



TERMS & CONDITIONS

ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR OTHER ORAL STATEMENTS.

AUCTION DATE/TIME/LOCATION: Tuesday, June 25, 2019, @ 1:30 PM, MT, Westside Event Center, Alliance, NE.

OVERVIEW: The owner of Diamond Hill Farms is offering 1,252.2+/- acres for sale by auction with 967.9+/- acres of pivot irrigated, 85.6+/- acres of dryland corners, and 198.7+/- acres of grass corners. The property being offered is located within 5 – 11 miles S, W, & N of Alliance, NE in Box Butte County. The pivot irrigation includes 8 irrigation wells with electric motors w/ pumps, 6 Zimmatic pivots and 2 Valley pivots. There are 1,143.33 certified acres included within the Upper Niobrara White NRD with an average of 62.8" 2019 beginning allocation (See irrigation info for beginning allocation for each parcel). Possession is upon closing but subject to current 2019 farm lease. 1/2 of 2019 cash rent payment will be conveyed to Buyer(s). Possession is available for 2020 and thereafter crop years. FSA base includes: 462.5 ac corn base w/185 bu PLC yield and 157.2 ac wheat base w/77 bu PLC yield. Terrain is level to rolling with soils being loam – sandy loam. Seller to convey all OWNED minerals right to Buyer(s). Property to be offered in 8 Parcels, 3 Combos, West Unit and Single Unit. There will be a Buyer's Meeting at the Westside Event Center in Alliance, NE on June 11, 2019, at 1:30 PM, MT to answer questions, receive a detail brochure and to preview the bidding procedure.

SALE TERMS/PROCEDURE: The "DIAMOND HILL FARMS PIVOT IRRIGATED LAND AUCTION" is a land auction with RESERVE. The Diamond Hill Farms property to be offered as a "MULTI PARCEL" Auction in 8 Parcels, 3 Combos, West Unit & Single Unit. The parcels, combos, west unit and single unit will be offered in the sale order as stated within the brochure. The parcels, combos, west unit and single unit will compete to determine the highest aggregate bid(s). Seller reserves the right to accept or reject any and all bids. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE AGREEMENT: Immediately following the conclusion of the auction, the highest bidder(s) will sign Disclosure of Brokerage Relationships in Real Estate Transactions and will enter into and sign a Farm, Ranch, and Land Purchase Agreement for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price. Said earnest money is due upon the signing of the Farm, Ranch, and Land Purchase Agreement and to be deposited with Reck Agri Realty & Auction. Farm, Ranch, and Land Purchase Agreement will not be contingent upon financing. Terms and conditions in the Detail Brochure and oral announcements shall be incorporated and made a part of the Farm, Ranch, and Land Purchase Agreement. Sample Farm, Ranch, and Land Purchase Agreement is available within the Detail Brochure.

CLOSING: Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before July 25, 2019. Closing to be conducted by Kunzman Title Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by warranty deed free and clear of all liens. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s). The Buyer(s) to receive a TBD title commitment within Detail Brochure, updated title commitment with Buyer(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy

in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitments are available for review within the Detail Brochure and at the auction and title commitment and exceptions will be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement.

POSSESSION: Possession subject to existing cash rent lease.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property whether for irrigation or livestock use. Each of the wells are subject to the rules, regulations, and limitations of the Nebraska Department of Natural Resources and the Upper Niobrara White Natural Resource District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates or adequacy of livestock/irrigation wells, and/or condition of all irrigation equipment. Seller to convey by bill of sale 8 electric motors, pumps, and pivots. See parcel information for the description of well permits and irrigation equipment.

CROP LEASE: Seller to convey their rights to the second half cash rent payment to Buyer(s) due November 1, 2019.

REAL ESTATE TAXES: The 1st half of the 2019 Real Estate Taxes due in 2020 to be paid by Seller the day of closing. The 2nd half of the 2019 Real Estate Taxes due in 2020 to be paid by Buyer(s).

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, West Unit or Single Unit as designated within the Detail Brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the Detail Brochure.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

NOXIOUS WEEDS & CHEMICALS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, rye, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the Color Brochure, Detail Brochure, and visual presentation at the auction are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or stated at the auction.

BIDDER REQUIREMENTS: Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction prop-

PARCEL DESCRIPTIONS - IRRIGATION INFORMATION

SALE ORDER	LEGAL DESCRIPTION	TOTAL ACRES	PIVOT IRR ACRES	DRY CORNERS	GRASS RDS	CORN BASE	PLC YIELD	WHEAT BASE	PLC YIELD
#1A	NE1/4 20, T25N, R49W	160.0	125.0	7.3	27.7	35.8	185 bu	26.8	77 bu
#1B	SE1/4 20, T25N, R49W	160.0	122.0	7.3	30.7	34.9	185 bu	26.1	77 bu
COMBO #1 (#1A & #1B)		320.0	247.0	14.6	58.4	70.7	185 bu	52.9	77 bu
#2	NE1/4 29, T25N, R49W	160.0	122.0		38.0	35.2	185 bu	26.4	77 bu
WEST UNIT (#1A, #1B, #2)		480.0	369.0	14.6	96.4	105.9	185 bu	79.3	77 bu
#3	NW1/4 18, T25N, R48W	160.0	125.8	30.8	3.4	35.6	185 bu	26.7	77 bu
#4A	SW1/4 28, T26N, R48W	160.0	118.9	18.6	22.5	34.2	185 bu	25.6	77 bu
#4B	NW1/4 33, T26N, R48W	160.0	119.2	21.6	19.2	34.2	185 bu	25.6	77 bu
COMBO #4 (#4A & #4B)		320.0	238.1	40.2	41.7	68.4	185 bu	51.2	77 bu
#5A	SW1/4 30, T24N, R48W	153.0	128.0		25.0	137.3	183 bu		
#5B	SE1/4 30, T24N, R48W	139.2	107.0		32.2	115.3	183 bu		
COMBO #5 (#5A & #5B)		292.2	235.0		57.2	252.6	183 bu		
SINGLE UNIT (#1A - #5B)		1,252.2	967.9	85.6	198.7	462.5		157.2	

TERMS & CONDITIONS (CONT'D)

erty page, or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "DIAMOND HILL FARMS PIVOT IRRIGATED LAND AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bid-

ding increments are at the discretion of the Broker.

DETAIL BROCHURE is available upon request and is REQUIRED to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Farm, Ranch, & Land Purchase Agreement. For additional color photos visit the "Diamond Hill Farms Pivot Irrigated Land Auction" Visual Tour on our website: www.reckagri.com.

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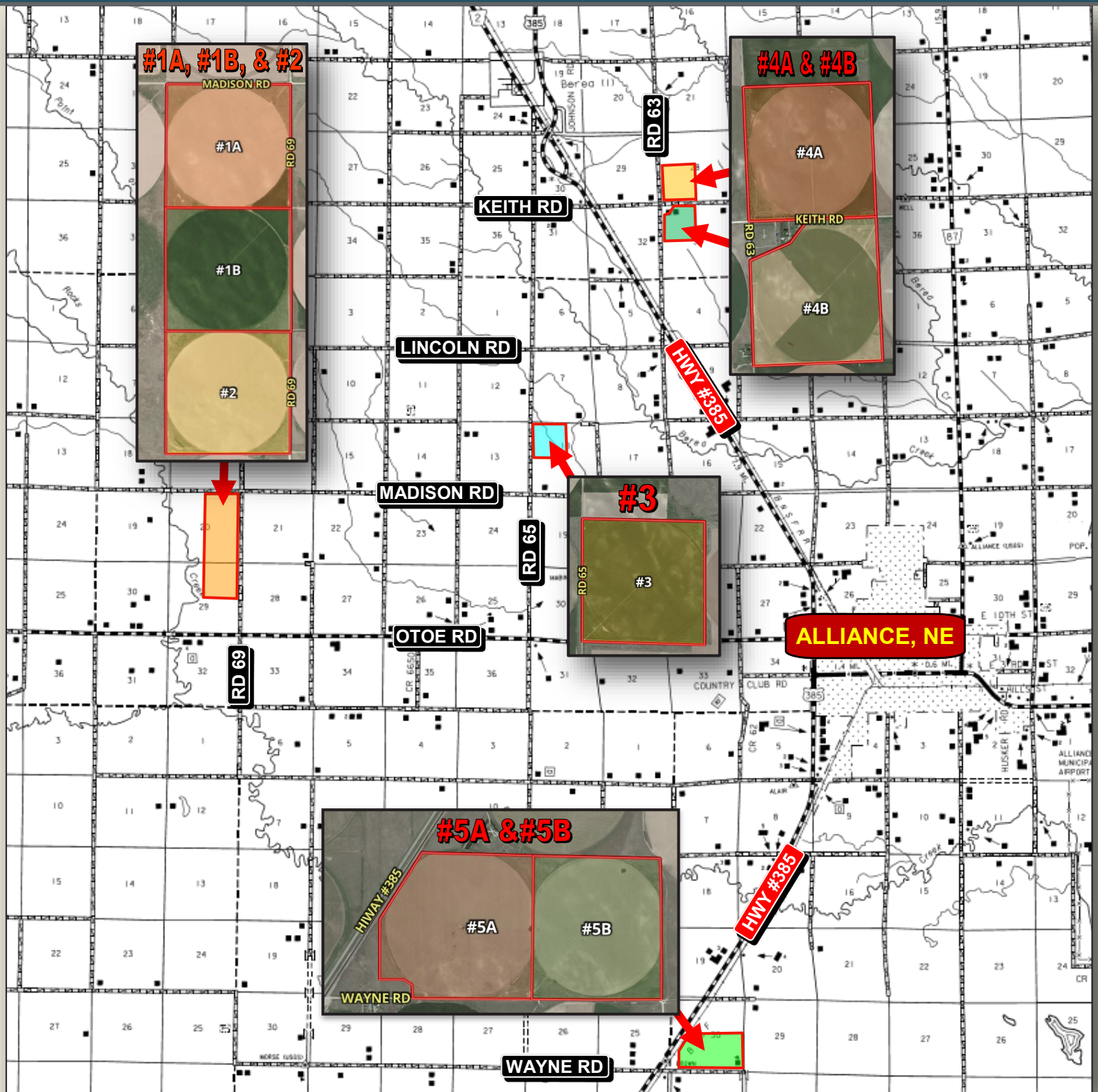


PARCEL DESCRIPTIONS - IRRIGATION INFORMATION

SALE ORDER	2019 RENT PYMT	2018 TAXES	WELL PERMIT #	UNWNRD CERTIFIED AC	UNWNRD ALLOCATION	IRR WELL HP/MOTOR	PIVOT	PIVOT LENGTH	PIVOT GPM
#1A	\$21,618.75	\$4,893.48	G-070526	130.0 Ac	60.0"	75 HP US	Zimmatic	1,295.2'	850+/- gpm
#1B	\$21,618.75	\$4,893.48	G-038678	155.4 Ac	56.48"	75 HP US	Zimmatic	1,295.2'	850+/- gpm
COMBO #1	\$43,237.50	\$9,786.96							
#2	\$21,437.50	\$4,837.36	G-041552	154.8 Ac	67.39"	75 HP US	Zimmatic	1,298.7'	700+/- gpm
WEST UNIT	\$64,675.00	\$14,624.32							
#3	\$22,130.00	\$4,855.36	G-036870	156.63 Ac	67.9"	75 HP GE	Zimmatic	1,290.0'	700+/- gpm
#4A	\$19,905.00	\$3,751.74	G-064140	152.7 Ac	67.82"	100 HP US	Zimmatic	1,256.4'	700+/- gpm
#4B	\$21,540.00	\$3,772.90	G-021321	145.4 Ac	62.32"	75 HP US	Zimmatic	1,278.1'	800+/- gpm
COMBO #4	\$41,445.00	\$7,524.64							
#5A	\$23,100.00	\$6,088.95	G-100472	135.8 Ac	65.06"	50 HP US	Valley	1,288.3'	625+/- gpm
#5B	\$19,250.00	\$5,465.23	G-036082	112.6 Ac	54.01"	50 HP US	Valley	1,165.8'	650+/- gpm
COMBO #5	\$42,350.00	\$11,554.18							
SINGLE UNIT	\$170,600.00	\$38,558.50							



LOCATION & AERIAL PARCEL MAPS



Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

Watch LIVE Auction at
www.reckagri.com.
Register for online bidding 24 hrs
in advance.

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JUNE 2019

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