

LAND FOR SALE

SEWARD COUNTY, NEBRASKA FARMLAND FOR SALE BY SEALED BID

Frank Stahly Trust Farm
Comprised of two parcels of
160.0 and 80.0 acres. Farms
consist of good quality dry
cropland with heavily
wooded recreational pasture.



**CONTACT
AGRI AFFILIATES, INC
FOR YOUR BID PACKET**

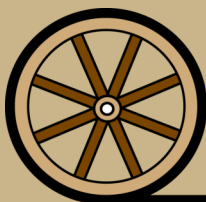
**BID DEADLINE
DECEMBER 27, 2019 BY
1:00 P.M., CST**



Bart Woodward
Listing Agent

Agri Affiliates—Providing Farm, Ranch Real Estate Services

Offered Exclusively By:

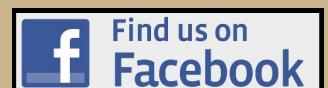


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Providing Farm - Ranch Real Estate Services

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**KEARNEY OF-
FICE**

**P O Box 1390
2418 Hwy 30 E
Kearney, NE 68848-1390
www.agriaffiliates.com
(308) 234-4969**



SEALED BID AUCTION TERMS & CONDITIONS

Sale Procedure

The two parcels of land will be offered individually for sale by sealed bid. Interested, potential buyers are to contact the Agri Affiliates, Inc. office in Kearney to request a **PROPERTY BID PACKET**, which contains detailed instructions, agency disclosure indicating Agri Affiliates, Inc. and all agents are acting as agent of Seller, and an offer to purchase agreement. Written submission of bids will be received at the office of Agri Affiliates, Inc.

2418 Hwy 30 E, Kearney, NE 68847,
or P O Box 1390, Kearney, NE 68848,
until 1:00 P.M., CST on December 27, 2019.

Bids should be in total dollar amount, and not per acre. Agri Affiliates, Inc. will notify the successful bidder on or after December 27, 2019 of the Seller's acceptance of offer. The successful bidders earnest money check will be deposited upon Seller's acceptance of the real estate sales contract. Unsuccessful bidder's earnest money checks will be returned after December 27, 2019. Seller reserves the right to reject any and all bids, however, the intent is to sell the property. Bidder may withdraw or raise their bids by submitting additional bids any time prior to 1:00 P.M., CST December 27, 2019. There will be no 2nd round of bidding unless there are two or more bids for the exact same amount. If this occurs, then each party would be asked if they wish to raise their bid until concluded.

(BIDS SHALL REMAIN SEALED UNTIL 1:00 P.M., CST DECEMBER 27, 2019.)

Potential buyers shall be responsible for contacting agents of Agri Affiliates, Inc. prior to submitting their bids for any additional pertinent information or updates.

Terms of Sale

Terms of sale are cash, there is no contingency for financing. A 10% earnest money check, made payable to Agri Affiliates, Inc., will be required with submission of written offer, and checks will be held by Agri Affiliates, Inc. until conclusion of bidding process on December 27, 2019.

Closing

Closing will take place on or before January 17, 2020.

Possession

Possession of property will be given at closing.

Title

Seller to convey title by Trustees Deed, with title insurance evidencing marketable title. Cost of title insurance and insured closing by the title company will be shared 50/50 by Seller and Buyer. Property sells subject to easements, right 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.

Taxes

2019 real estate taxes to be paid by Seller. Buyer will pay all the 2020 and subsequent real estate taxes.

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 and county road easement.

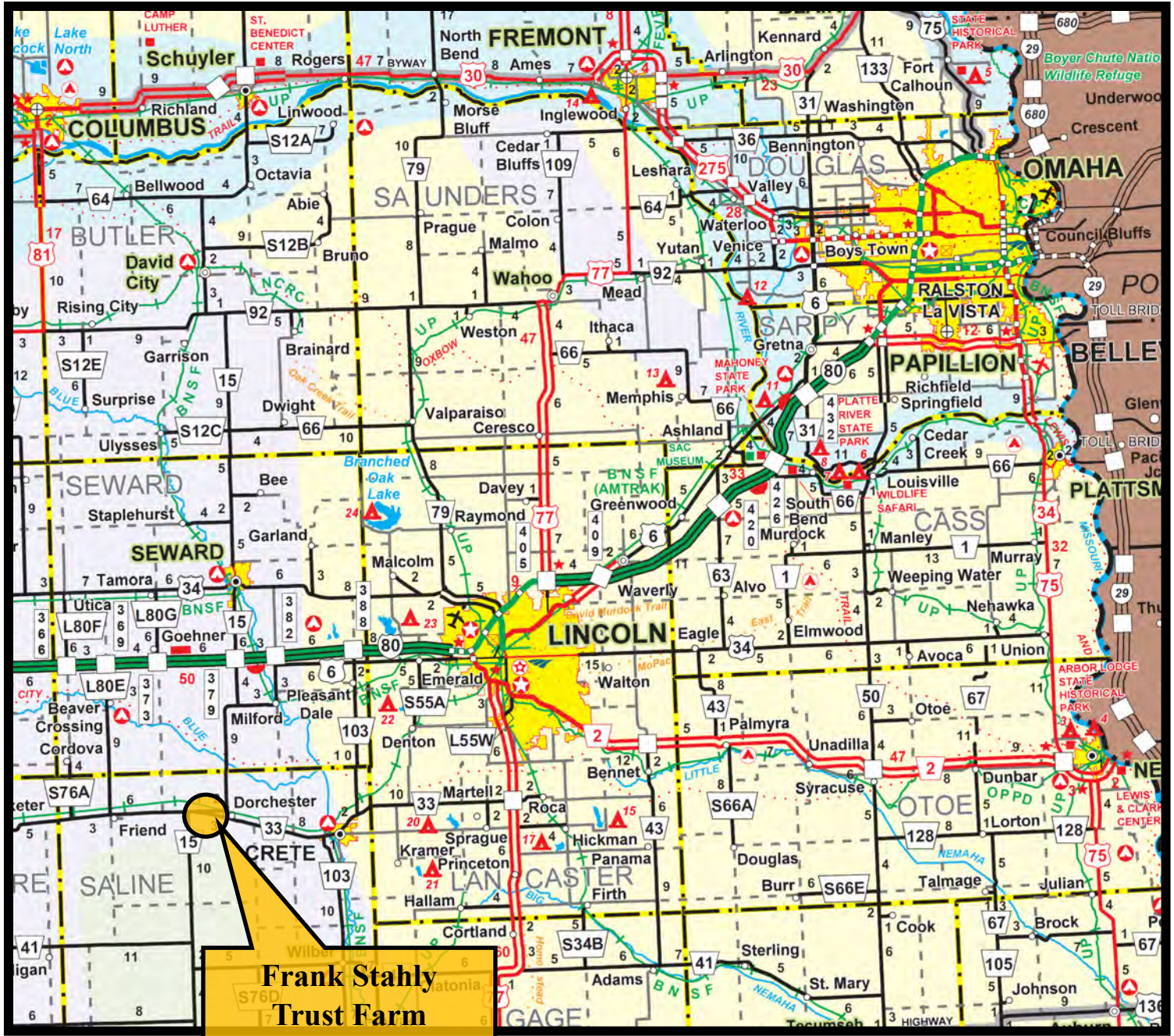
Sellers

Frank Stahly Trust and Hilda Stahly Trust



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FRANK STAHLY TRUST FARM STATE LOCATION MAP SEWARD COUNTY, NEBRASKA

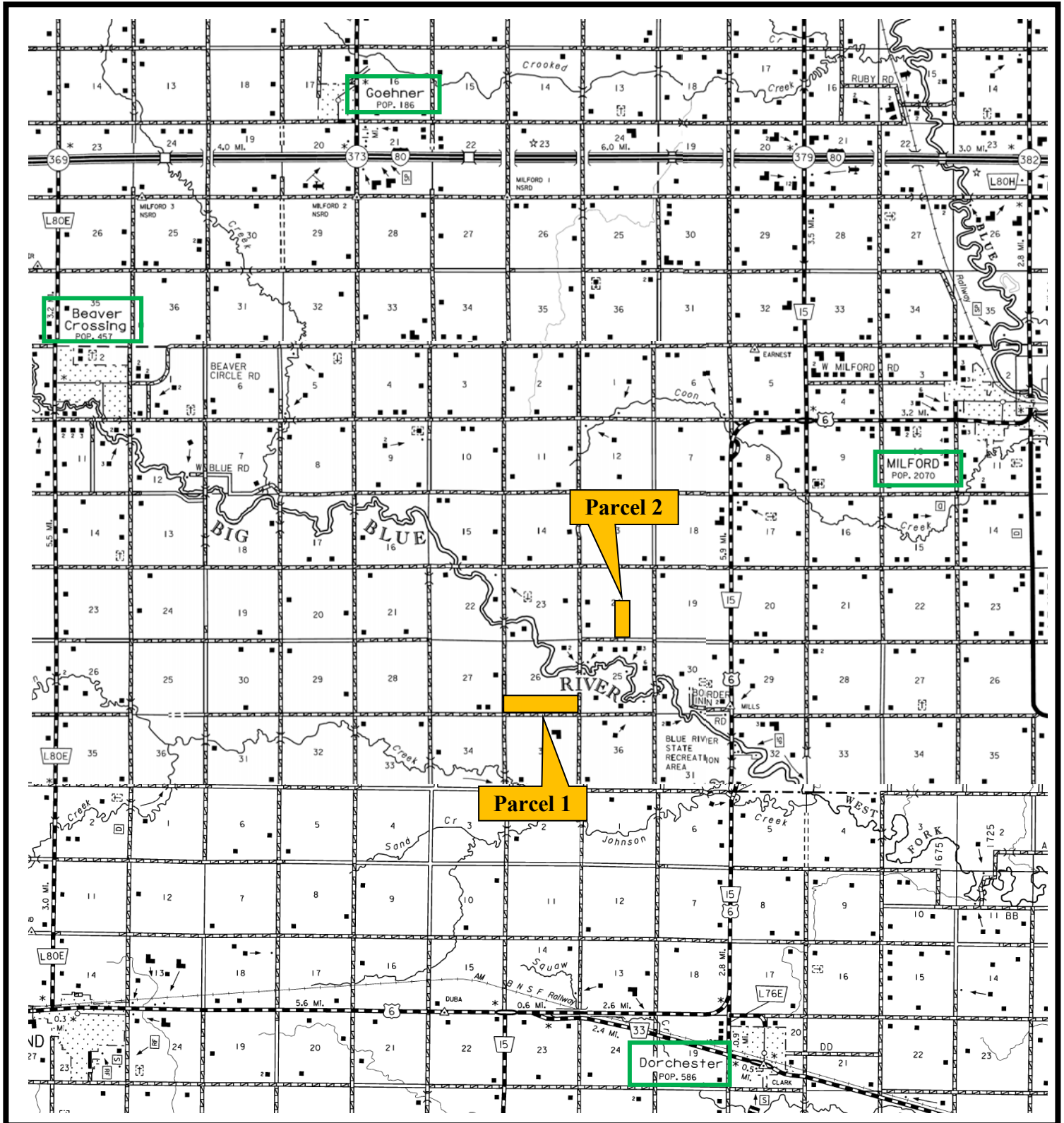


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FRANK STAHLY TRUST FARM LOCATION MAP SEWARD COUNTY, NEBRASKA



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LAND FOR SALE

FRANK STAHLY TRUST FARM Parcel #1



Location:

Located in southern Seward County, approximately 4 miles north and 2 miles west of Dorchester, or 5 miles west and 4 miles south of Milford, Nebraska. Access provided by county gravel roads. (located on corner of Road 322 and Rokeby Road)

Legal

Description:

S1/2 S1/2 Section 26-T9N-R2E of the 6th P.M., Seward County, Nebraska.

Property

Description:

Seward County Assessor indicates a total of 160.0 acres. Farm consists of dry cropland with wooded habitat pasture.

Farm Service Agency

Information:

Total Cropland - 122.32 acres.

Government Base Acres:

Corn 30.5 acres with PLC yield of 166 bu/acre

Grain Sorghum 8.0 acres with PLC yield of 90 bu/acre

Soybeans 23.7 acres with PLC yield of 51 bu/acre

Soils:

Cropland soils consist primarily of very productive Class II, III, and IV Hastings silt and silty clay loams, with slopes of 1-11%. Soils of the pasture consist primarily of Hastings, Coly, and Hobbs silt and silty clay loams, with slopes of 0-30%.

Taxes:

2018 Real Estate Tax - \$4,851.16

Comments:

This is a well maintained productive farm located in a strong farming community. Property offers both agricultural and recreational amenity.

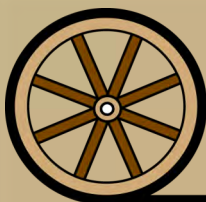
Contact:

Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

Offered Exclusively By:



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KEARNEY OFFICE

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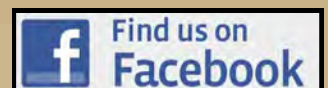
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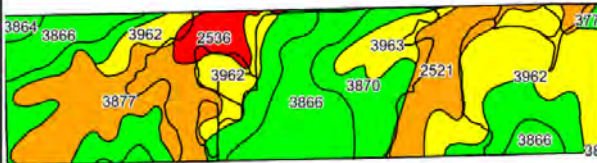
Fax (308) 236-9776

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FRANK STAHLY TRUST FARM

Parcel #1



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Soils data provided by USDA and NRCS.

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol NF159, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Cor n	Grain sorghum	Soybeans	Winter wheat	*n NCCPI Overall
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	40.55	25.7%		IIIe	IIIe	71						54
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	34.55	21.9%		IVe	IVe	65						53
3866	Hastings silt loam, 1 to 3 percent slopes	27.98	17.7%		IIe	IIe	74						67
3877	Hastings silty clay loam, 11 to 17 percent slopes, severely eroded	26.14	16.6%		Vle		57						38
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	14.42	9.1%		Vle		51						53
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	6.30	4.0%		IVe	IVe	65	4	72	69	35	36	41
2536	Coly silt loam, 30 to 60 percent slopes	5.86	3.7%		Vlle		3						14
3864	Hastings silt loam, 0 to 1 percent slopes	1.41	0.9%		Iw	Iw	75						68
3775	Muir silt loam, rarely flooded	0.59	0.4%		Iw	Iw	75						86
Weighted Average							63.4	0.2	2.9	2.8	1.4	1.4	*n 51.6
													*n 51.4

*n: The aggregation method is "Weighted Average using major components"
Soils data provided by USDA and NRCS.



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

LAND FOR SALE

FRANK STAHLY TRUST FARM Parcel #2



Location: Located in southern Seward County, approximately 4 1/2 miles west and 3 miles south of Milford, Nebraska. (Farm located on Yankee Hill Road.)

Legal Description: W1/2 SE1/4 Section 24-T9N-R2E of the 6th P.M., Seward County, Nebraska.

Property Description: Seward County Assessor indicates a total of 80.0 acres. Farm consists of dry cropland with heavily wooded recreational pasture.

Farm Service Agency Information:

Total Cropland - 16.22 acres.
Government Base Acres:

Corn 8.1 acres with PLC yield of 166 bu/acre
Grain Sorghum 8.1 acres with PLC yield of 90 bu/acre

Livestock

Water: Livestock water provided by a small dam and natural springs.

Soils: Cropland soils consist of Class III, and IV Hastings silty clay loams, with slopes of 3-11%. Soils of the pasture consist primarily of Hastings, and Hobbs silt and silty clay loams, along with Meadin soils and Steinauer clay loam, with slopes ranging from 1-30%.

Taxes: 2018 Real Estate Tax - \$2,170.12

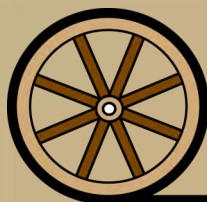
Comments: Property offers agricultural value, with it having dry cropland along with pasture that is grazed. However, due to its terrain and heavily wooded areas, this property offers excellent recreational amenity, (i.e., hunting) with it home to numerous Wildlife.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
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Bart Woodward
Listing Agent

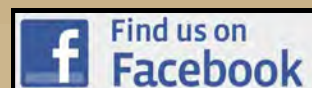
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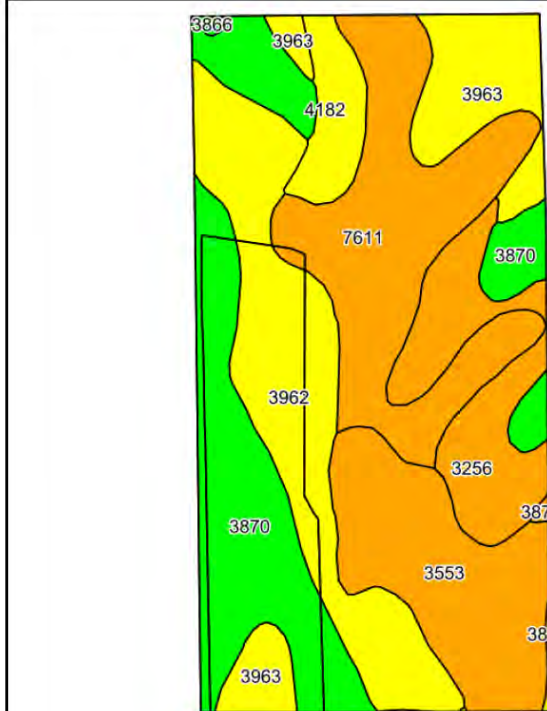
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FRANK STAHLY TRUST FARM Parcel #2



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Soils data provided by USDA and NRCS.

Area Symbol: NF159, Soil Area Version: 18

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Cor n	Grain sorghum	Soybeans	Winter wheat
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	16.92	21.3%		IIIe	IIIe	71					
7611	Steinauer clay loam, 11 to 30 percent slopes	16.47	20.7%		VIe		25					
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	15.22	19.1%		IVe	IVe	65					
3553	Hobbs silt loam, frequently flooded	11.69	14.7%		VIw		56					
3256	Meadin soils, 7 to 30 percent slopes, eroded	8.07	10.1%		VIe		26					
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	7.76	9.8%		IVe	IVe	65	4	72	69	35	36
4182	Longford silty clay loam, 7 to 11 percent slopes, eroded	3.06	3.8%		IVe	IVe	64					
3866	Hastings silt loam, 1 to 3 percent slopes	0.15	0.2%		IIe	IIe	74					
3877	Hastings silty clay loam, 11 to 17 percent slopes, severely eroded	0.10	0.1%		VIe		57					
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	0.10	0.1%		IVe	IVe	66					
Weighted Average							52.7	0.4	7	6.7	3.4	3.5

*c: Using Capabilities Class Dominant Condition Aggregation Method
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