

# ABSOLUTE AUCTION

PIVOT IRRIGATED - RANGELAND - CRP

827 ACRES - HAYES COUNTY. NE

THURSDAY • FEBRUARY 27, 2020

1:00 P.M. - Hayes County Fairgrounds

SNOW DATE: MARCH 3, 2020 @ 1:00 P.M.

## 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 or before March 27, 2020. **There is no contingency for financing.** Seller to convey title by trustee'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 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. This is an Absolute Auction.

**Possession** - At Closing.

**Taxes** - 2019 real estate taxes est. \$9,365.22, paid by Seller; all 2020 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.

**NRD** - Property is located in and subject to the rules and regulations of the Middle Republican Natural Resources District

**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](http://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](http://www.proxibid.com), without registration. Click "Real Estate" then "Agri Affiliates"; then select the auction to view.

## SELLER

**MARGIE LEMON**  
**ESTATE**  
**LISTING AGENT**

**Brian Reynolds 308.380.5734**

John Childears, Mike Polk, Bruce Dodson,  
Chase Dodson, Tony Eggleston,  
Don Walker, Brad Atkins

*agriaffiliates.com*

## PROCEDURES & INFORMATION

Real estate **Absolute Auction** for the M. Lemon Estate. The Purchase Agreement and Title Insurance Commitment are available through Agri Affiliates prior to the auction.

**Location** - Property is located 9 miles SW of Hayes Center, Nebraska.

**Legal Description** - E1/2 Section 22 (except a surveyed tract); All Section 23 (except a surveyed tract); all in T6N-R34W of the 6th P.M., in Hayes County, Nebraska (There are 118 excluded surveyed acres)

**Equipment** - Pivots consist of 1-10 Tower Gifford Hill and 1-8 tower Gifford Hill. 250HP GE electric motor, and one well with Western Land Roller Pump.

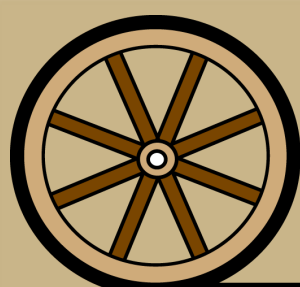
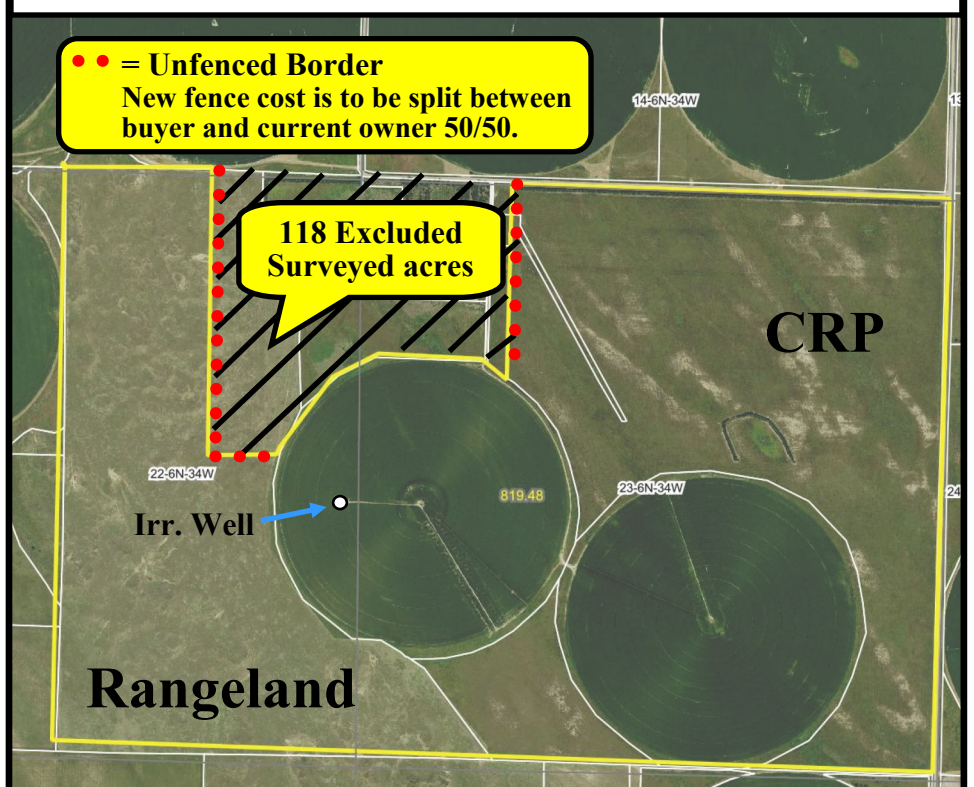
**Irrigation Info** - Well Reg: G-102193; Well Depth: 431 ft.; 1000 gal/min

**NRD Info** - 275.7 Certified Acres, Middle Republican NRD through 2022 growing season. Start of 2019 irrigating season - 60.34"/acre through 2022.

**Grass** - Approximately 240 total acres of grassland with approx. 217 acres fenced. No current water source available for livestock watering.

**CRP** - Approximately 280.7 acres of CRP. CRP contract #494A, expires in 2020 with a rental rate of \$43.87 per acre.

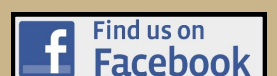
**Comments** - Both pivots run at the same time, sprinkler package on both pivots are I-wobs on top of the pivot. There is separate mainline pipe going to each pivot. Excellent hunting potential with good county road access.

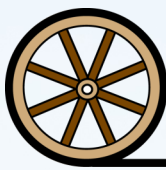


**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

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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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*Providing Farm - Ranch Real Estate Services*

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## ABSOLUTE

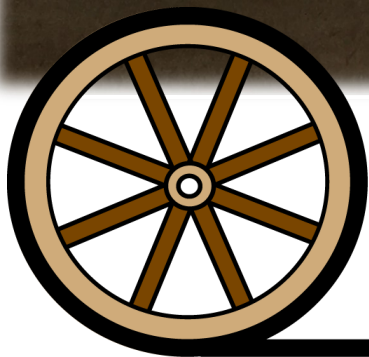
# LAND AUCTION

*"Agri Affiliates - always striving to exceed client expectations."*

## Our Commitment

Provide Exceptional Farm & Ranch Management,  
Appraisal, Real Estate Sales and Auction Services.  
Experienced, Professional Staff of Agricultural Specialists.  
Committed & Dedicated to Exceeding our Clients Expectations.  
Exceptional Support Staff - Utilizing the Newest Technologies.

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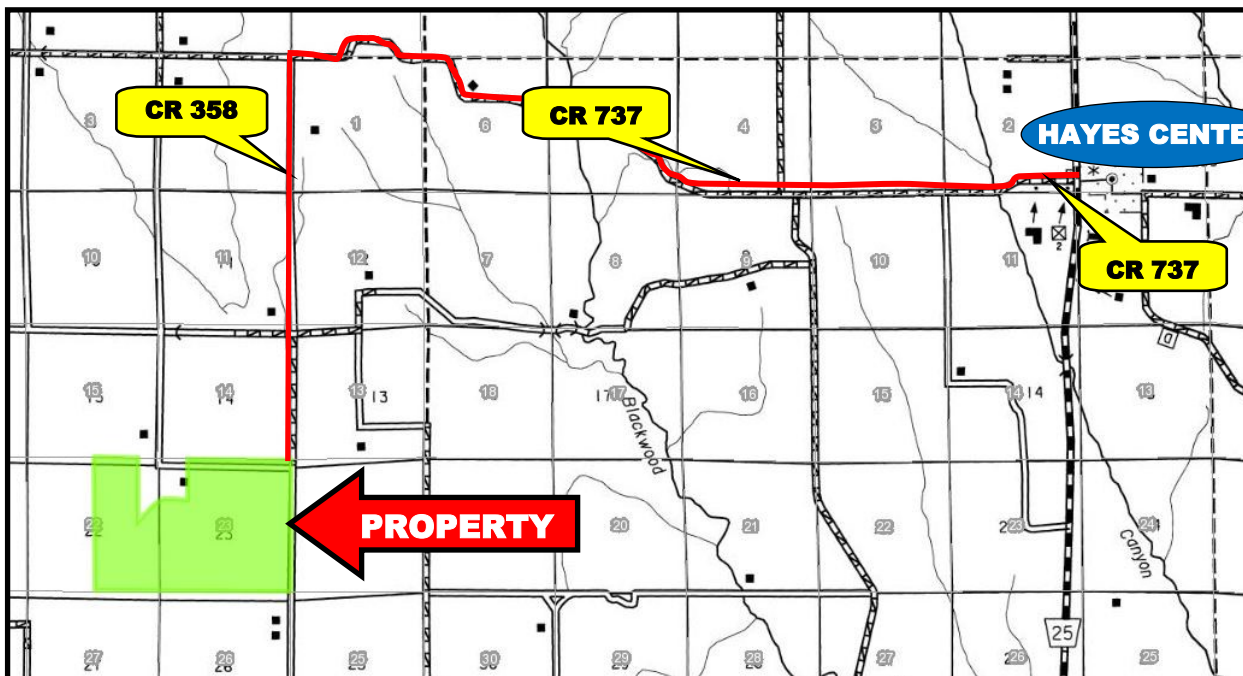
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**Pivot Irrigated  
Rangeland - CRP**

