

LAND AUCTION

REFEREE SALE - CHANDLER PROPERTY
1,569 Acres Rangeland in Keith County, NE

TUESDAY • APRIL 7, 2020

1:00 P.M. M.D.S.T - BID BY PHONE

PLEASE PRE-REGISTER at 308.534.9240

TERMS & CONDITIONS

Terms - This cash sale requires a 10% 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 as confirmed by the court, approximately May 7, 2020.

Taxes - 2019 real estate taxes paid by Referee; 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.

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 & INFORMATION

Real estate **Auction for the Court Appointed Referee.** Two parcels will be offered separately, and in combination. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

Legal Description - **PARCEL 1:** All Section 19, W1/2 Section 29-T16N-R37W of the 6th P.M., Keith County, Nebraska. The W1/2 Section 29 has a long standing land use trade with the owners of the E1/2 Section 29. This trade of use of approximately 5 acres occurs where County Road East GN crosses the southern portion of Section 29. **PARCEL 2:** All Section 18-T15N-R37W of the 6th P.M., Keith County, Nebraska **COMBINATION:** See both legals above.

Taxes & Assessor Acres - **PARCEL 1:** 948 tax assessed acres. 2019 taxes payable in 2020 - \$4,510; **PARCEL 2:** 621 tax assessed acres. 2019 taxes payable in 2020 - \$2,937.

Access - Both parcels have county road access along the east boundary via Road East G N.

Fencing - Both parcels have 3 barbed wire on wood post around property perimeter. Fencing is in average condition and very typical to sandhills ranches. **PARCEL 2:** Has approximately 28 acres around the head waters of Spring Creek that are fenced out of main pasture.

Livestock Water Sites - **PARCEL 1:** Has 3 water sites consisting of 3 windmills on steel towers with bottomless tanks and overflows. **PARCEL 2:** Has 1 windmill on steel tower with bottomless tank and overflow.

Comments - Property to be offered as two parcels and then in combination. Property has good access off county Rd. East GN. Possession in time for 2020 grazing season. **PARCEL 2:** Contains head waters of Spring Creek and offers excellent hunting opportunities.

SELLER **Court Appointed** **Referee** **LISTING AGENTS**

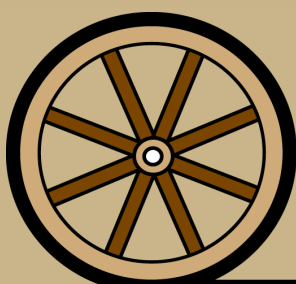
Don Walker 308.764.7175

Mike Polk 308.539.4446

**Bruce Dodson, John Childears, Chase
Dodson, Brian Reynolds, Tony Eggleston,
Brad Atkins, Dallas Dodson**

agriaffiliates.com

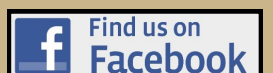
BID BY PHONE



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

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.





REFEREE

BID BY PHONE

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

**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.**



AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

