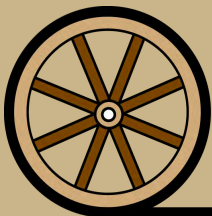


LAND AUCTION

THURSDAY • DECEMBER 3, 2020
1:00 P.M. - Curtis Community Center in Curtis, NE
5 PARCELS - FRONTIER COUNTY, NEBRASKA

PURSEL FARMS INC.

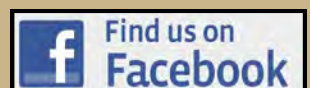


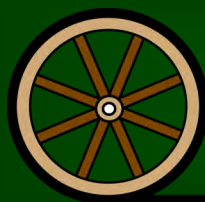
Offered Exclusively By:

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





AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

PROCEDURES

Real Estate Seller Reserve **Auction for Pursel Farms, Inc.** The property will be offered in 5 parcels with no combinations. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

TERMS & CONDITIONS

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. The balance of the purchase price is payable in certified funds at Closing, on or before December 29, 2020 & January 15, 2021 **There is no contingency for financing.** Sellers to convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of 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. Auction conducted as a **Seller Reserve Auction.**

Possession - Full possession at Closing, subject to a Building Lease on Parcel 4-expiring 2/28/2021, and a Farm Lease on Parcel 1, 2, 4 and 5-expiring 2/28/2021.

Taxes - Seller to pay 2020 real estate taxes. Buyer to pay all 2021 taxes.

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 Online Bidding - Bidding online will be offered to buyers. To qualify as an online bidder you must first complete a required **phone interview** with Agri Affiliates and provide bank reference information if requested. Buyer will set up bidder account, user name and password in the online bidder platform. Your final approval as a bidder must be completed **48 hours prior to the Auction.**



Bruce Dodson
Co-Listing Agent

Listing Agents :

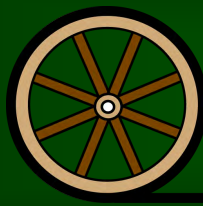
Bruce Dodson 308.539.4455
Chase Dodson 308.520.1168



Chase Dodson
Co-Listing Agent

Brian Reynolds, Tony Eggleston, Mike Polk, Don Walker
Dallas Dodson, John Childears, Mike Wilken, Brad Atkins, Jerry Weaver

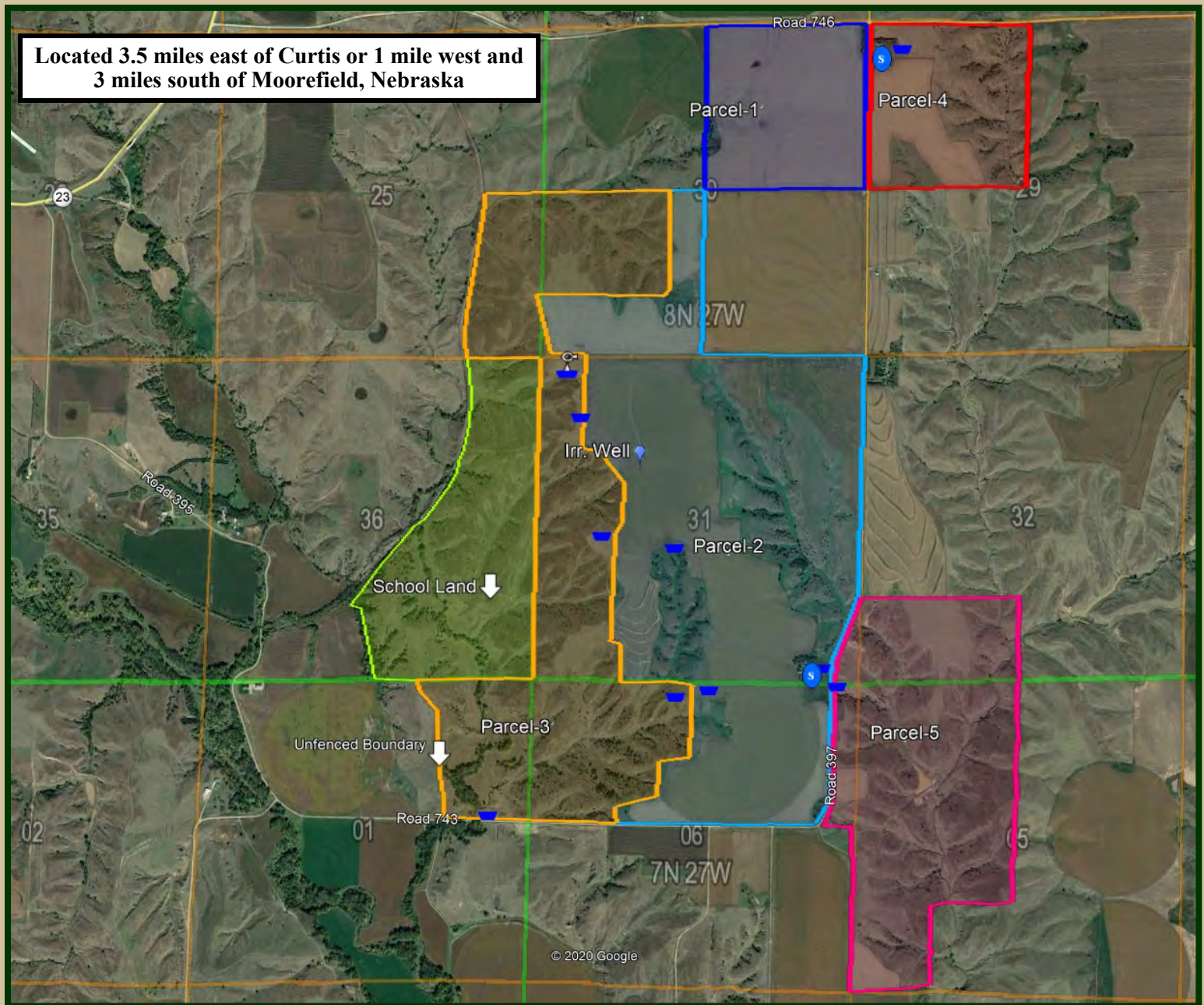
agriaffiliates.com - 308.534.9240

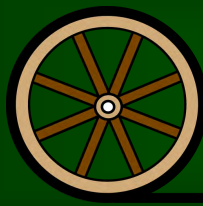


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PARCEL LOCATION MAP

5 Parcels - Frontier County, NE





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PARCEL 1



LEGAL DESCRIPTION: NE1/4 Sec. 30-T8N-R27W of the 6th P.M., Frontier County, Nebraska

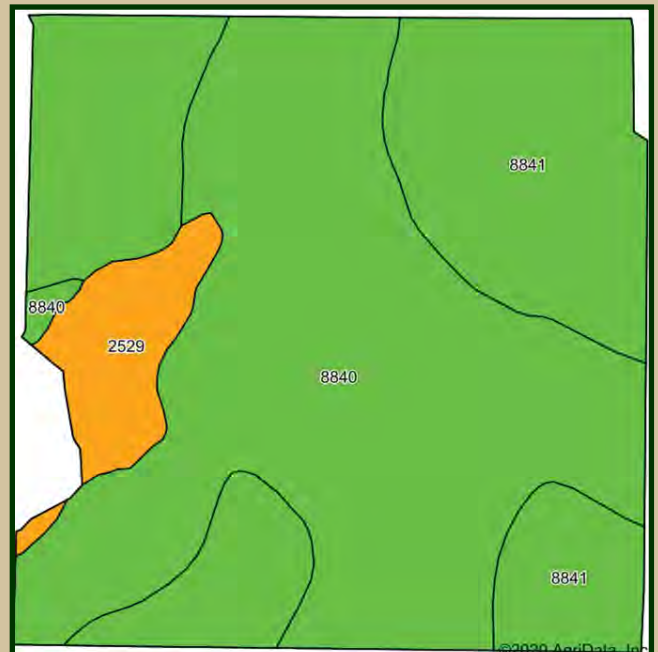
TAXES & ACRES: 159 taxed acres - 2019 taxes estimated by parcel \$2,591

LAND USE: 151 acres dry cropland

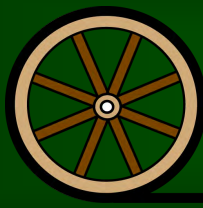
FSA INFO: To Be Determined by County FSA office

SOILS: 93% Class II Hall silt loam, 0-3% slope

Outstanding dry cropland quarter. Would be a great addition to your farming operation or investment opportunity!



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Winter wheat	*n NCCPI Soybeans
8840	Hall silt loam, 0 to 1 percent slopes	79.89	53.0%		IIc	Iw	2	6	46	139	45	40	69
8841	Hall silt loam, 1 to 3 percent slopes	60.92	40.4%		Ile	Ile	2	5	42	134	42	39	68
2529	Coly and Uly silt loams, 11 to 30 percent slopes	9.98	6.6%		VIe								61



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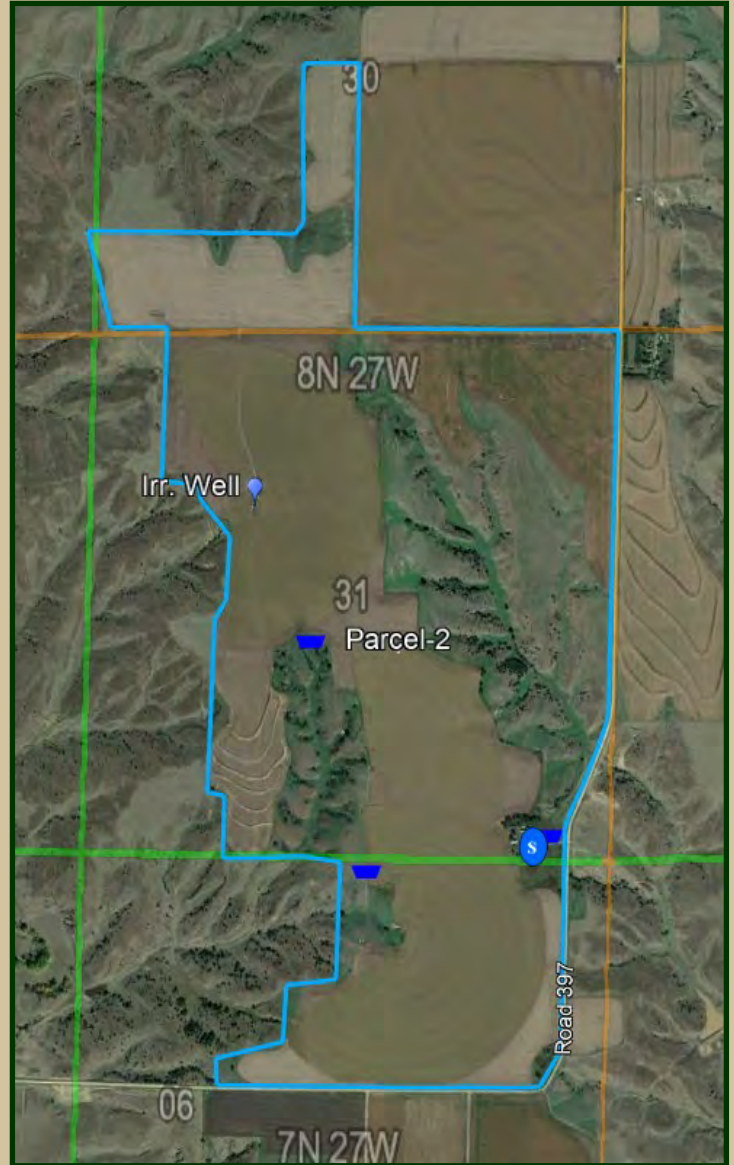
PARCEL 2



LEGAL DESCRIPTION: (Subject to a Survey)
Pt. SW1/4 Sec. 30-T8N-R27W (cropland portion);
Pt. E1/2 west of the county road, E1/2W1/2, Pt.
W1/2W1/2 (cropland portion) Sec. 31-T8N-R27W;
Pt. N1/2 Sec. 6-T7N-R27W (cropland portion) of the
6th P.M., Frontier County, Nebraska

TAXES & ACRES: Estimated 711 taxed acres -
2019 taxes estimated by parcel \$16,505

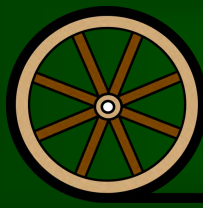
LAND USE: Estimated: 240 acres pivot irrigated
(pivots owned by current tenant), 235 acres dry
cropland, 142 acres rangeland and 79 acres
winter range.



FSA INFO: To Be Determined by County FSA office

IRRIGATION: Well G-000005 in 2001; 1,700 gpm from 280 ft., 278.5 Certified Irrigated Acres in the
Middle Republican NRD, 48.73 remaining inches for the 2018-2022 allocation period.

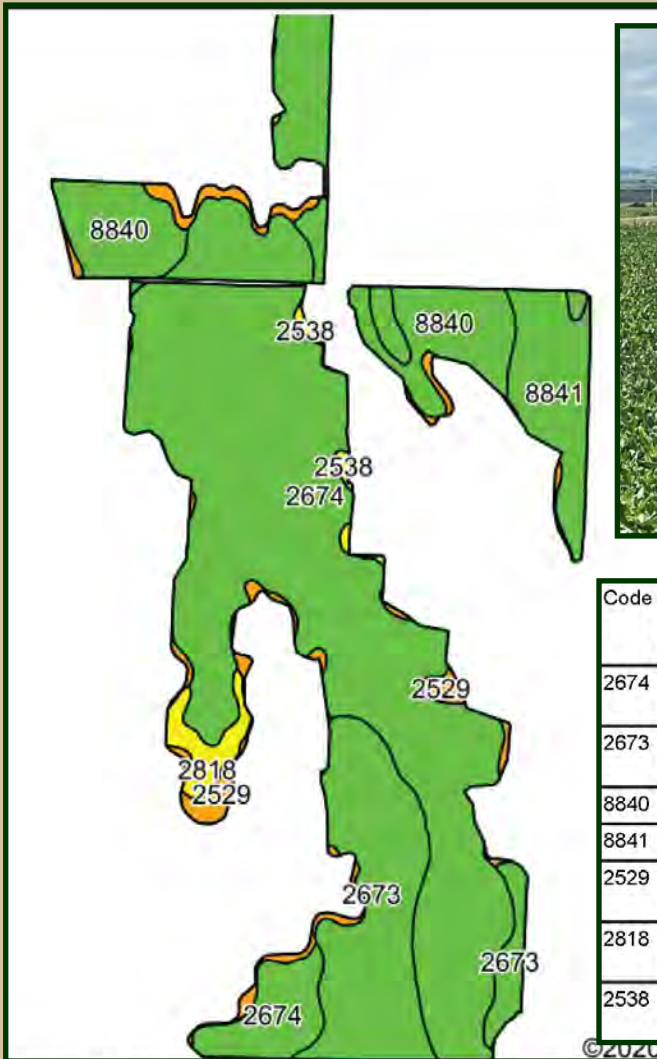
EQUIPMENT: 619 John Deere Power Unit, 10 kW Generator, Randolph Gearhead, & Sargent Pump
Farm Tenant owns the pivots, fuel tanks and fertilizer tanks



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PARCEL 2

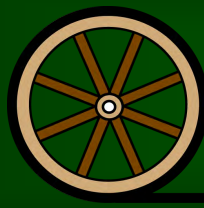


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	268.13	56.1%		IIe	IIe
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	71.06	14.9%		IIc	IIc
8840	Hall silt loam, 0 to 1 percent slopes	70.25	14.7%		IIc	Iw
8841	Hall silt loam, 1 to 3 percent slopes	33.71	7.1%		IIe	IIe
2529	Coly and Uly silt loams, 11 to 30 percent slopes	22.81	4.8%		VIe	
2818	Uly silt loam, 3 to 6 percent slopes, eroded	8.95	1.9%		IIIe	IIIe
2538	Coly silt loam, 6 to 11 percent slopes, eroded	2.67	0.6%		IVe	IVe

SOILS: Cropland made up of 92% Class II Holdrege & Hall silt loams, 0-3% slope!

IMPROVEMENTS: One 50'x30' Shed/Shop, One 39'x39' Steel Building, Two 6,400 bu. Bins, One 9,150 bu. Bin and other old bins and buildings.





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PARCEL 3



LEGAL DESCRIPTION: (Subject to a Survey) Pt. SW1/4 Sec. 30-T8N-R27W (rangeland portion); Pt. E1/2SE1/4 lying east of the CB & Q Railroad right-of-way Sec. 25-T8N-R28W; Pt. W1/2W1/2 Sec. 31-T8N-R27W (rangeland portion); Pt. NW 1/4 Sec. 6-T7N-R27W (rangeland portion); E1/2NE1/4, and a surveyed tract in the W1/2NE1/4 Sec. 1-T7N-R28W of the 6th P.M., Frontier County, Nebraska

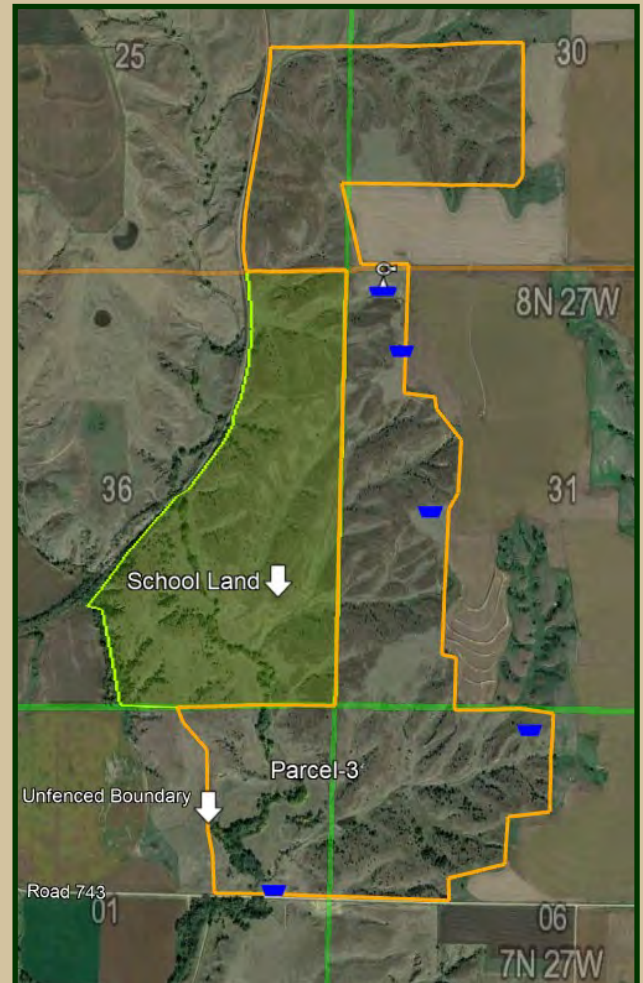
TAXES & ACRES: Estimated 480 taxed acres -
2019 taxes estimated by parcel \$3,943

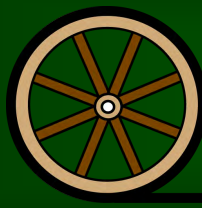
LAND USE: Entirely Rangeland.

COMMENTS: Pipeline water supplied by well from Parcel 2, selling separately. Buyer will need to make arrangements with Parcel 2 owner for a water supply or drill their own well. Unfenced boundaries along part of the west side of Parcel 3.

This parcel will include the assignment of BELF Lease which is an additional 238.48 acres of rangeland expiring in 2025.

Exceptional Mule Deer, Whitetail & Turkey hunting!





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PARCEL 4



LEGAL DESCRIPTION: NW1/4 Sec. 29-T8N-R27W of the 6th P.M., Frontier County, Nebraska

TAXES & ACRES: 159 taxed acres -
2019 taxes estimated by parcel \$3,159

LAND USE: 50 acres dry cropland, 89 acres rangeland,
11 acres winter range and a 4 acre improvement site

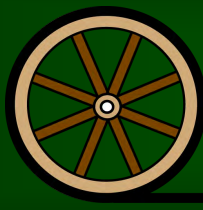
FSA INFO: To Be Determined by County FSA office

SOILS: Cropland made up of 94% Class II Hall silt loam, 0-3% slope. Another outstanding field!

IMPROVEMENTS: An older 3-bedroom, 1-bath home with 1,352 sq. ft. One 8,700 bu. bin, One 80'x40' Quonset. Other old buildings and bins are also on the property.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Winter wheat	*n NCCPI Soybeans
8840	Hall silt loam, 0 to 1 percent slopes	25.05	49.0%		Ilc	Iw	2	6	46	139	45	40	68
8841	Hall silt loam, 1 to 3 percent slopes	23.12	45.3%		Ile	Ile	2	5	42	134	42	39	68
2529	Coly and Uly silt loams, 11 to 30 percent slopes	2.91	5.7%		Vle								6



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PARCEL 5



LEGAL DESCRIPTION: That part of the SE1/4 East of the County Road Sec. 31-T8N-T27W; S1/2SW1/4 Sec. 32-T8N-R27W; That part of the NE1/4 East of the County Road Sec. 6-T7N-R27W; NW1/4, NE1/4SW1/4, W1/2SW1/4 Sec. 5 -T7N-R27W of the 6th P.M., Frontier County, Nebraska

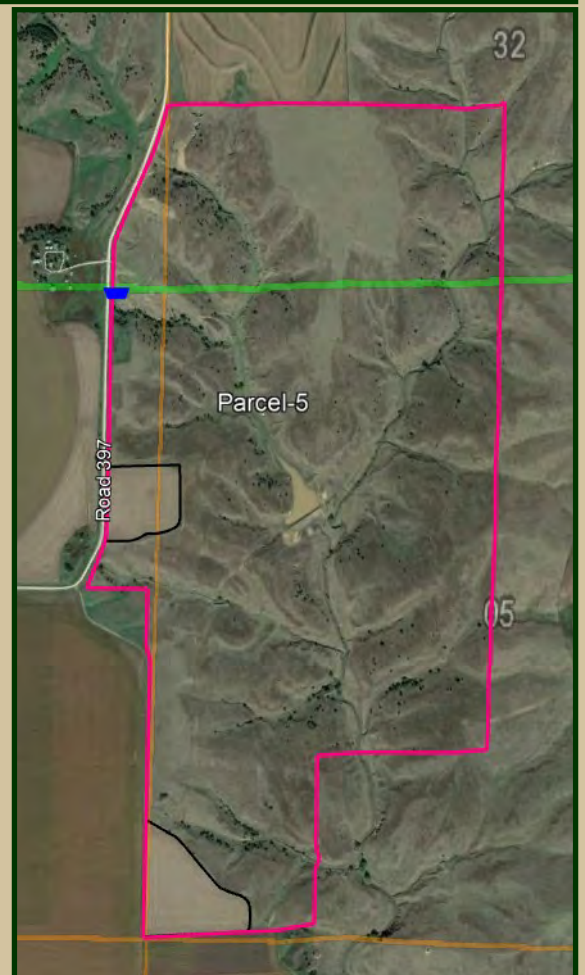
TAXES & ACRES: Estimated 370 taxed acres -
2019 taxes estimated by parcel \$3,170

LAND USE: 352 acres rangeland and 16 acres dry cropland.

COMMENTS: Pipeline water supplied by well from Parcel 2, selling separately. Buyer will need to make arrangements with Parcel 2 owner for a water supply or drill their own well.

FSA INFO: To Be Determined by County FSA office

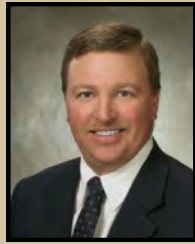
SOILS: Cropland made up of 97% Class II Holdrege & Hall silt loam, 0-3% slope



This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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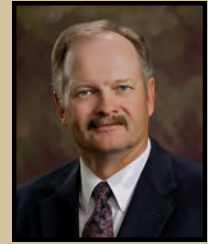
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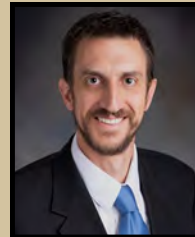
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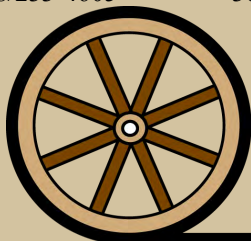
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AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

"Big Enough to Serve You; Small Enough to Know You!"