

LAND AUCTION

WEDNESDAY • SEPTEMBER 8, 2021

1:00 P.M. - Red Willow County Fairgrounds - McCook, NE

2 PARCELS - HITCHCOCK & RED WILLOW COUNTY, NEBRASKA

PROCEDURES

Real Estate **Absolute Auction without Reserve for the Hoyt Family**. The property will be offered in 2 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 October 6, 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 **Absolute Auction without Reserve**.

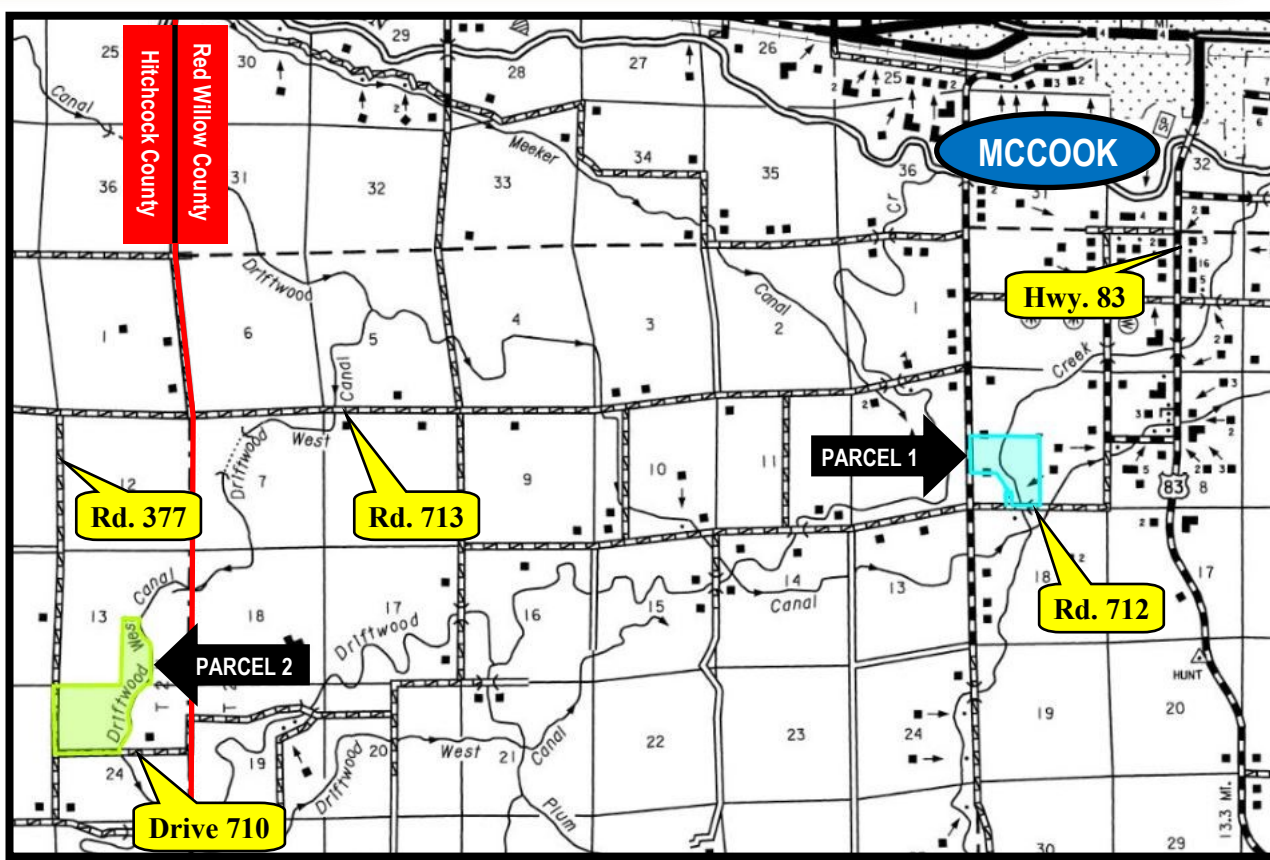
Possession - Full possession at Closing, subject to the existing Farm/Building lease and CREP contract.

Taxes - Seller to pay 2021 real estate taxes & occupation taxes. Buyer to pay 2022 real estate taxes & occupation 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 an online bidder must be completed **48 hours prior to the Auction**.



SELLER

HOYT FAMILY

LISTING AGENTS

Brian Reynolds 308.380.5734

Tony Eggleston 308.530.6200

**Bruce Dodson, Chase Dodson, Mike Wilken, Mike Polk, Don Walker,
Brad Atkins, Dallas Dodson, Logan Woodward**

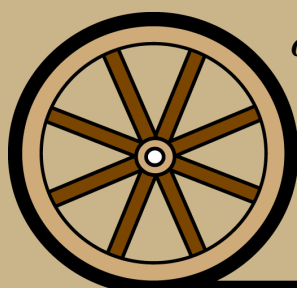


Brian Reynolds
Co-Listing Agent



Tony Eggleston
Co-Listing Agent

agriaffiliates.com



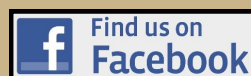
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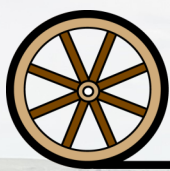
AGRI AFFILIATES, INC.

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

P.O. Box 1166 401 Halligan Dr. North Platte, NE 69103

LAND AUCTION

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

Parcel 1 - Red Willow County - 127 Acres

LEGAL DESCRIPTION: Pt. SW1/4 Section 7-T2N-R29W of the 6th P.M., Red Willow County, NE

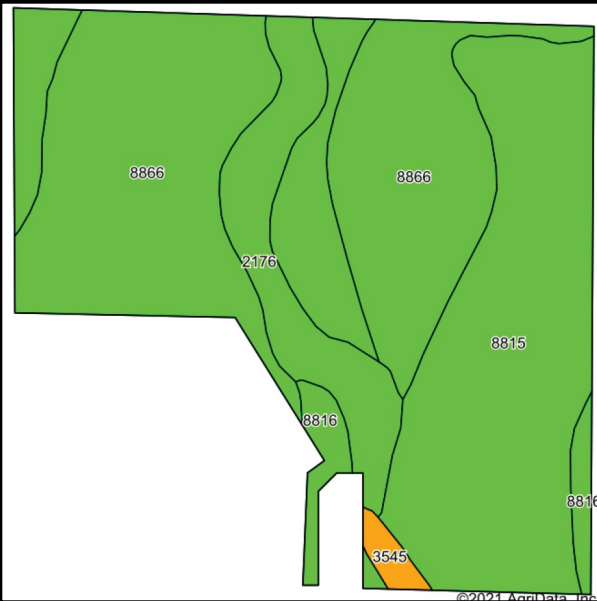
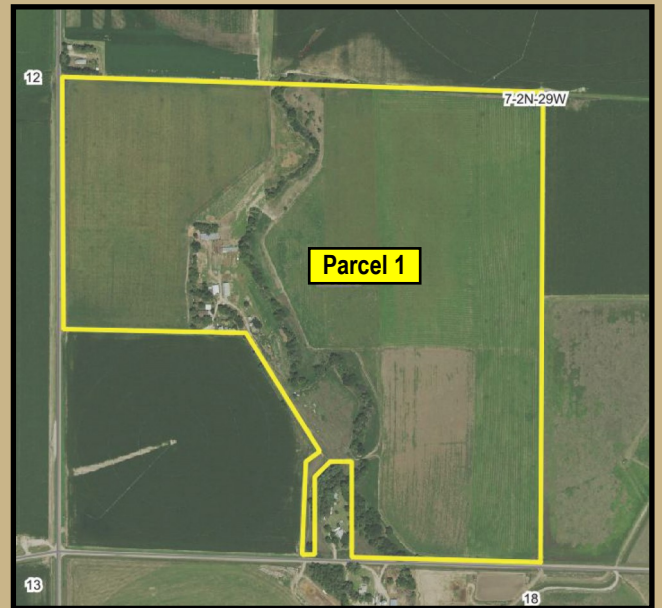
TAXES & ACRES: 127.70 Tax Assessed Acres - 2020 Real Estate Taxes due in 2021: \$4,182.92

FSA INFORMATION: Farmland - 124.9 acres, 101.7 cropland base; 101.5 ac. corn base @ 140 bu./ac. PLC yield.

WATER: 104 ac. surface water rights in Meeker-Driftwood Canal and 68.3 Certified Irrigated Acres in the Middle Republican NRD; NE Well Reg# G-115204, G-115205

SOILS: 85% Class I & 14% Class II soils, majority in Hord and Cozad silt loams

COMMENTS: Gravity irrigated cropland with pivot potential on excellent soils



Area Symbol: NE145, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Corn	Winter wheat	*n NCCPI Soybeans
8866	Hord silt loam, 0 to 1 percent slopes, warm	54.72	43.6%		Ile	Ile					79
8815	Cozad silt loam, 0 to 1 percent slopes	51.98	41.5%		Ile	I	66	3	56	44	57
2176	McCook loam, occasionally flooded	13.00	10.4%		Ilw	Ilw	53				49
8816	Cozad silt loam, 1 to 3 percent slopes	4.35	3.5%		Ile	Ile	64	3	53	42	56
3545	Hobbs silt loam, channeled, frequently flooded	1.33	1.1%		Vlw		49				30
Weighted Average							35.6	1.3	25.1	19.7	*n 65.5

Parcel 2 - Hitchcock County - 238 Acres

LEGAL DESCRIPTION: Pt. W1/2SE1/4 Section 13, NW1/4, Pt. W1/2NE1/4 West of Driftwood Canal Section 24-T2N-R31W of the 6th P.M., Hitchcock County Nebraska

TAXES & ACRES: 238.17 Tax Assessed Acres - 2020 Real Estate Taxes due in 2021: \$5,014.80

FSA INFORMATION: Farmland - 239.85 acres, 228.02 cropland base; 6.3 ac. corn base @ 140 bu./ac. PLC yield. Additional base available upon expiration of the CREP contract.

CREP: Contract # 11235A, Start 10/1/2020, End 9/30/2035, CREP Payment: \$194.98/ac. on 221.7 ac. totaling \$43,226 annual payment.

WATER: 223.70 ac. surface water rights in Driftwood Canal

