

# LAND AUCTION

*ABSOLUTE without RESERVE*  
**THURSDAY, DECEMBER 2, 2021**  
1:00 p.m. Red Willow Fairgrounds in McCook, NE

555 Acres - Cropland & Rangeland in Hitchcock Co., NE



**SELLER**

**TRIANGLE FARMS, LTD.**

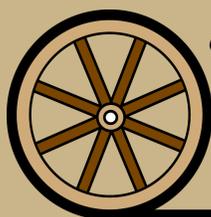
**Listing Agent**

**Brian Reynolds - 308.380.5734**

**Bruce Dodson, Chase Dodson, Mike Polk, Tony Eggleston, Mike Wilken**



**Brian Reynolds**  
*Listing Agent*  
**308.380.5734**



*Offered Exclusively By:*

**AGRI AFFILIATES, INC.**

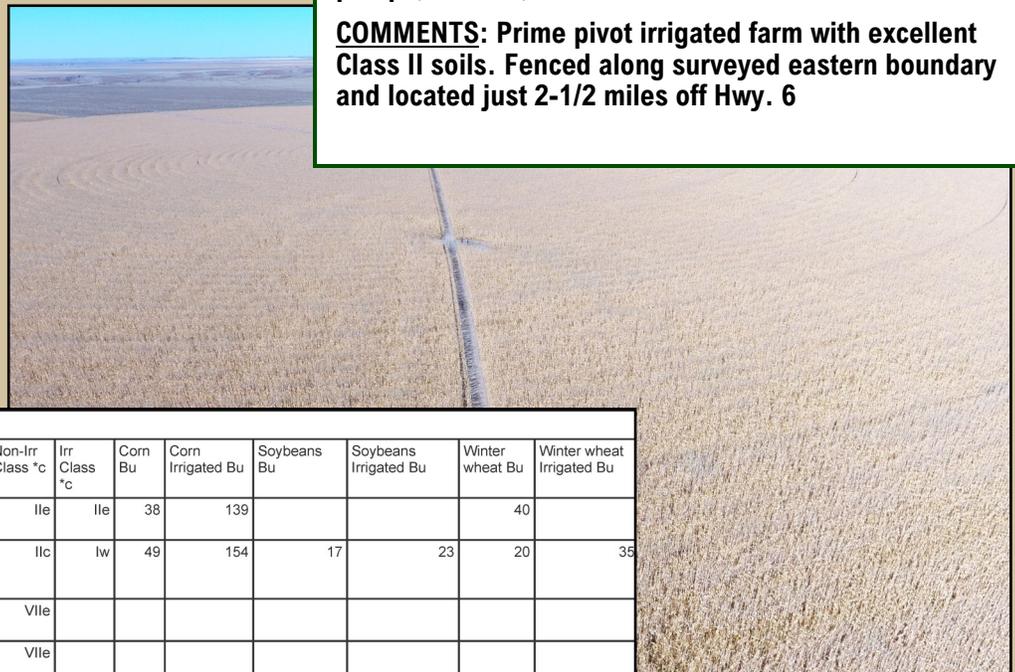
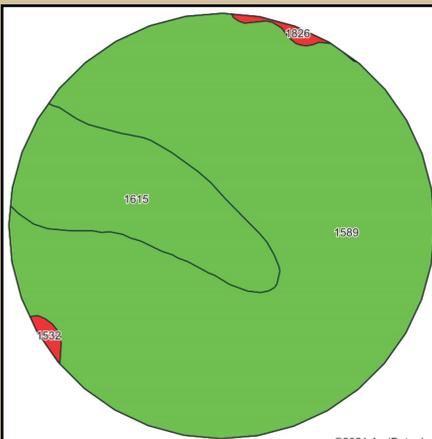
*Providing Farm - Ranch Real Estate Services*

**NORTH PLATTE OFFICE**  
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**(308) 534.9240**

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.



# PARCEL 1 - 179 ACRES



**LOCATION:** 8 miles northwest of Culbertson in Hitchcock County, NE

**LEGAL DESCRIPTION:** NE1/4 Section 21-T4N-R32W and a surveyed tract in the NW1/4 of Section 22-T4N-R32W

**EST. ACRES & TAXES:** Approximately 179 acres - Estimated Real Estate Taxes \$5,232.40 (to be determined by survey) Occupation Taxes: \$1,310.00

**CURRENT CROP:** 45.76 acres currently planted to wheat. Buyer shall reimburse the tenant for summer fallow expense, along with fertilizer & the cost to establish the growing wheat crop and will assume tenant's wheat Insurance Premium. Total costs are as follows: Summer fallow & wheat establishment \$6,231.60 + 12.98/acre premium (\$593.96) - Insurance Guarantee: 45 bu. APH @70% = 31.5 bu/ac guarantee **TOTAL GUARANTEE AMOUNT: \$10,234.00**

**LAND USE:** Pivot irrigated cropland, dry cropland & winter range

**FSA INFORMATION:** 168 Cropland Acres; 134.7 ac. corn base @ 148 ac./bu. PLC yield; 21.9 ac. wheat base @ 57 ac./bu. PLC yield; 10.02 ac. grain sorghum base @ 56 ac./bu. PLC yield; .42 ac. oat base @ 50 bu./ac. PLC yield.

**WATER:** 131 Certified Irrigated Acres in the Middle Republican Natural Resource District. 50.18" ac. remaining in allocation as of Jan. 2021. NE Well Reg # G-038204 & #G-038205

**IRRIGATION EQUIPMENT:** 7-tower Valley 8000 Pivot, Two 60HP GE Electric motors, Two Western Land Roller pumps, column, bowls

**COMMENTS:** Prime pivot irrigated farm with excellent Class II soils. Fenced along surveyed eastern boundary and located just 2-1/2 miles off Hwy. 6

Area Symbol: NE087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu
1589	Blackwood silt loam, 1 to 3 percent slopes	98.65	81.6%		Ile	Ile	38	139			40	
1615	Keith and Blackwood silt loams, 0 to 1 percent slopes	21.04	17.4%		IIc	Iw	49	154	17	23	20	35
1826	Sulco complex, 9 to 60 percent slopes	0.65	0.5%		VIIe							
1532	Sulco silt loam, 9 to 30 percent slopes	0.57	0.5%		VIIe							
Weighted Average					2.05	1.81	39.5	140.2	3	4	36.1	6.1

# PARCEL 2 - 376 ACRES

**LOCATION:** 8 miles northwest of Culbertson in Hitchcock County, NE

**LEGAL DESCRIPTION:** W1/2 Section 22, less surveyed tract in W1/2NW1/4; NE1/4NW1/4, NW1/4NE1/4 of Section 27-T4N-R32W

**EST. ACRES & TAXES:** Approximately 376 acres - Estimated Real Estate Taxes \$4,035.28 (to be determined by survey)

**CURRENT CROP:** 90.64 acres currently planted to wheat. Buyer shall reimburse the tenant for summer fallow expense, along with fertilizer & the cost to establish the growing wheat crop and will assume tenant's wheat Insurance Premium. Total costs are as follows: Summer fallow & wheat establishment \$12,343.35 + 12.98/acre premium (\$1,176.50) - Insurance Guarantee: 45 bu. APH @ 70% = 31.5 bu/ac guarantee **TOTAL GUARANTEE AMOUNT: \$20,272.00**

**LAND USE:** Dry cropland & rangeland

**FSA INFORMATION:** 106.33 Cropland Acres; 28.4 ac. corn base @ 148 bu./ac. PLC yield; 51.1 ac. wheat base @ 57 bu./ac. PLC yield; 23.38 ac. grain sorghum base @ 56 bu./ac. PLC yield; .98 ac. oat base @ 50 bu./ac. PLC yield.

**WATER:** Windmill & tank with new motor in 2020

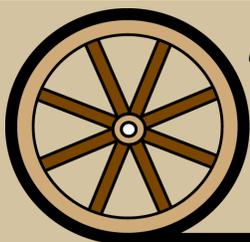
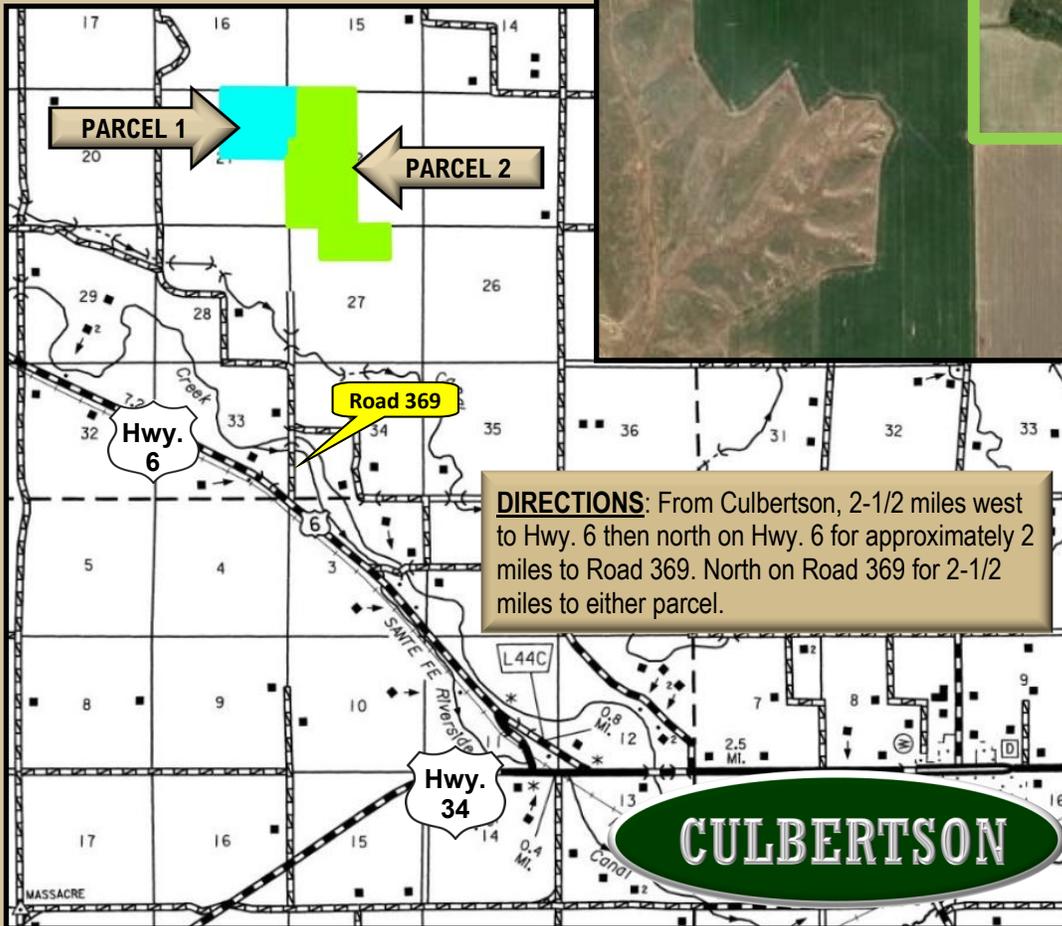
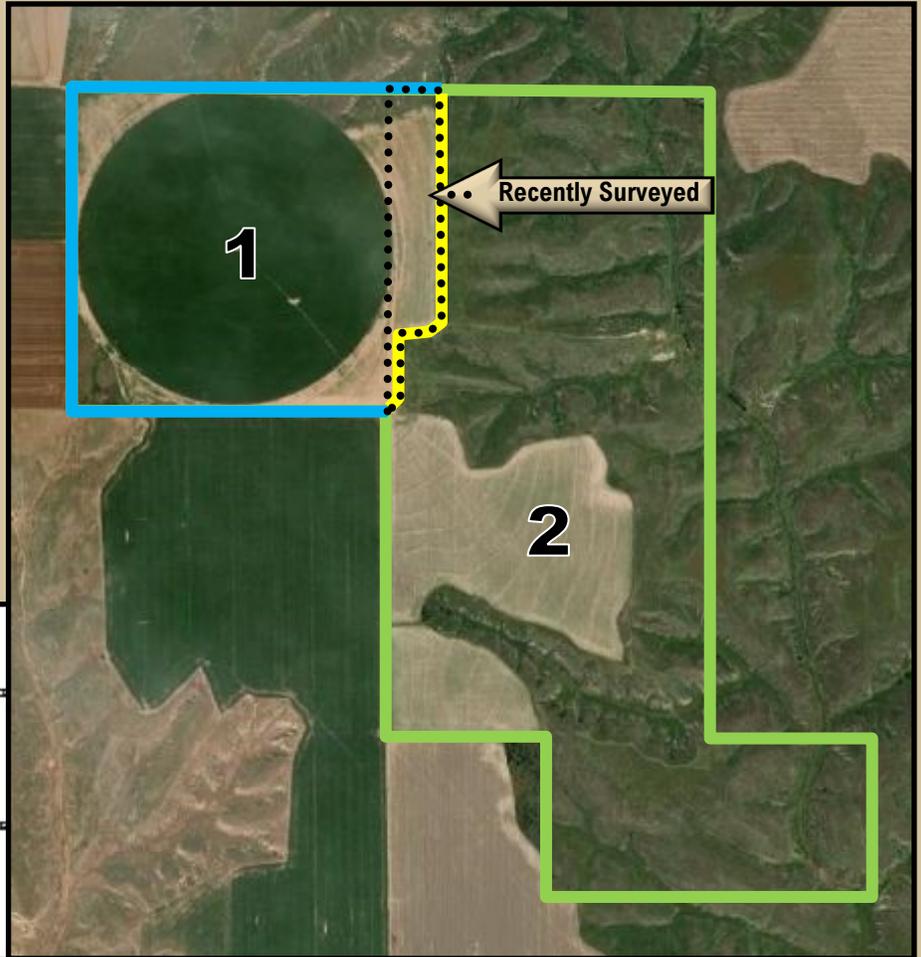
**COMMENTS:** Nice combination of Class II dryland and hardland pasture. 100% possession of growing wheat crop available with buyout of current tenant interest.



Area Symbol: NE087, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Corn Irrigated Bu	Winter wheat Bu
1589	Blackwood silt loam, 1 to 3 percent slopes	85.17	94.0%		Ile	Ile	38	139	40
1532	Sulco silt loam, 9 to 30 percent slopes	2.24	2.5%		VIIe				
1826	Sulco complex, 9 to 60 percent slopes	1.96	2.2%		VIIe				
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	1.27	1.4%		IVe	IVe			
<b>Weighted Average</b>					<b>2.26</b>	<b>1.94</b>	<b>35.7</b>	<b>130.6</b>	<b>37.6</b>





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*“Big Enough to Serve You; Small Enough to Know You!”*