

ABSOLUTE AUCTION

43 Acres | Prime Development Land

TUES. JUNE 21, 2022 1:00 PM CDT

NEW AUCTION LOCATION!

Lincoln Co. Fairgrounds in North Platte, Nebraska

PROCEDURES

Real Estate **Absolute Auction** subject to **Court Approval**. 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 about July 20th, 2022, subject to Court Approval. **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, where is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property. Auction conducted as a **Absolute Auction** subject to Court Approval.

Possession - Full possession upon Closing.

Taxes - Seller to pay 2021 real estate taxes. 2022 Real Estate Taxes shall be prorated to the date of closing. Buyer to pay all subsequent years taxes.

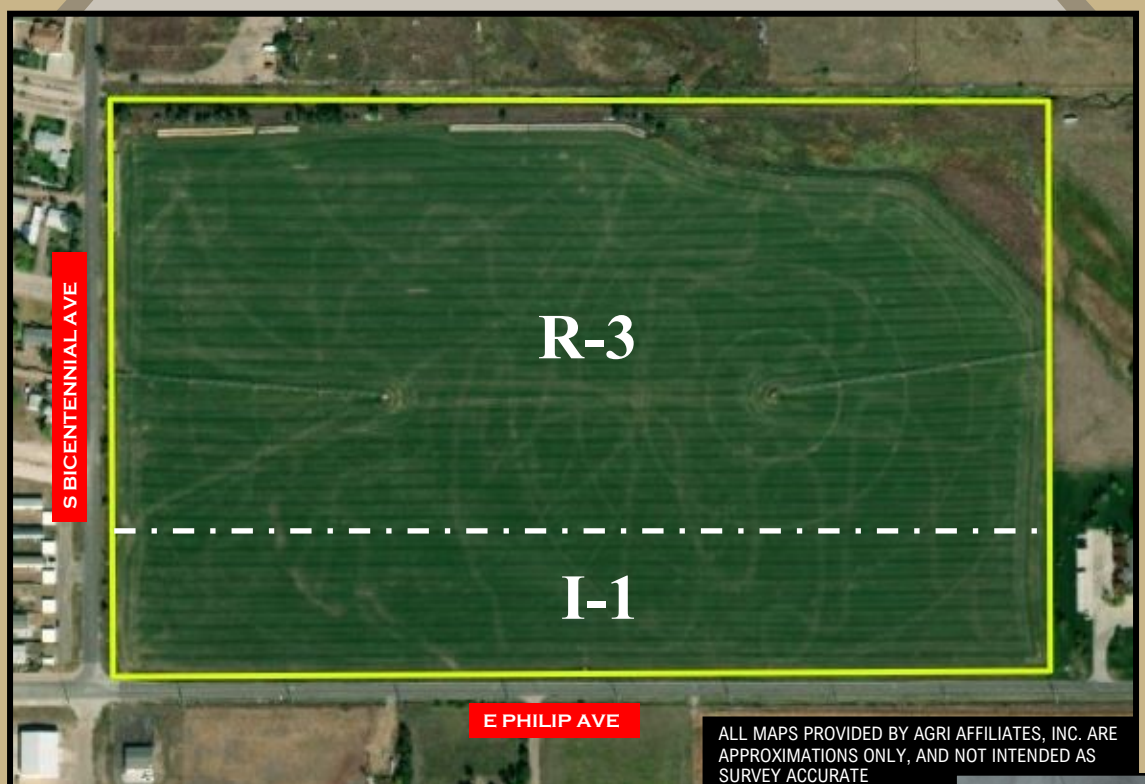
Minerals - Any owned oil, gas, and mineral rights pass to Buyer. No minerals are believed to be owned.

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 - The property is located in and subject to the rules of the Twin Platte Natural Resources District.

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**.

DON'T MISS THIS OPPORTUNITY!!



ALL MAPS PROVIDED BY AGRI AFFILIATES, INC. ARE APPROXIMATIONS ONLY, AND NOT INTENDED AS SURVEY ACCURATE

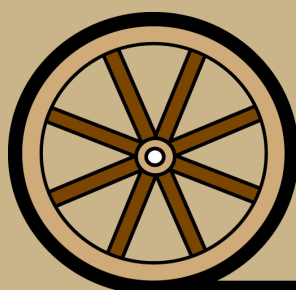
SELLER: DDM LAND MANAGEMENT, LLC

LISTING AGENT: CHASE DODSON - 308.520.1168

Bruce Dodson, Jerry Weaver, Mike Polk, Bonnie Downing, Brian Reynolds, Don Walker, Brad Atkins



Chase Dodson



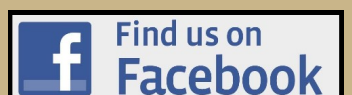
Offered Exclusively by

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

(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.





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



Currently Pivot Irrigated | Development Potential

43 ACRES - NORTH PLATTE, NEBRASKA

PROPERTY INFORMATION



LOCATION: SW corner of property is at the intersection of E. Philip Ave. and S Bicentennial Ave. in North Platte, NE.

LEGAL DESCRIPTION: PT.S1/2NW1/4 Section 2-T13N-R30W of the 6th P.M., Lincoln County, NE

TAXES & ACRES: 43.13 Tax Assessed Acres; 2021 RE Taxes due in 2022: \$2,509.74; Occupation Taxes: \$298.35

ZONING: Approximately the North 2/3 of the property is zoned R-3 and the remaining 1/3 of the property is zoned I-1.

WATER RIGHTS: NE Well Reg #G-176537 drilled in 1973. 45.9 certified irrigated acres in the Twin Platte NRD.

IRRIGATION EQUIPMENT: 2, 4-tower overlapping Gifford-Hill pivots @ 521ft each; pivots nozzled for approximately 400 GPM. 40 HP U.S. Electrical Motor , and all other irrigation equipment attached to the real estate.

SOILS: Cropland soils consist primarily of Class III Silver Creek & Lawet silt loams.

COMMENTS: **LOCATION, LOCATION, LOCATION!!! DON'T MISS THIS INVESTMENT OPPORTUNITY!**

Currently pivot irrigated cropland in alfalfa production. This property is in a prime location with zoning in place for housing complex and industrial development, considering its location relative to the proposed Sustainable Beef plant and other industrial development already there. Great access with paved roads along the west and south sides of the property.



agriaffiliates.com | 308-534-9240