

ONLINE AUCTION*

Bidding Starts: Monday, SEPTEMBER 26, 2022 – 10:00 AM MDT

Bidding Ends: Tuesday, SEPTEMBER 27, 2022 – 1:00 PM MDT

*ABSOLUTE AUCTION SUBJECT TO COURT APPROVAL

Live Bid Closing begins September 27 from 12:00 pm MDT – 1:00 pm MDT at Garden County Courthouse, Oshkosh, NE. You can place bids online, or if you prefer you may attend the Live Bid Closing on Sept. 27 and we can place bids on your behalf. Phone bids are also available should the above options not work for you. **Call Don Walker: 308.764.7175**

SOUTHERN GARDEN COUNTY DRYLAND 321.05 Acres | 2 Parcels | Garden County, Nebraska

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 October 25, 2022. There is no contingency for financing. Sellers to convey title by Referee 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 an Absolute Auction.

POSSESSION: Full possession at Closing, subject to existing Farm Lease ending March 1, 2023.

MINERALS: All Owned Oil, Gas, and Minerals pass to Buyer.

TAXES: Seller to pay 2022 real estate taxes.

ACREAGES: Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries.

USDA-FSA: Historic Base Acres pass to the Buyer, subject to County FSA Committee approval.

NRD: The property is located in and subject to rules and regulations of the North Platte NRD.

INTERNET BIDDING: Buyer can follow the links on Agri Affiliates website. Buyers will set up bidder account, user name and password to participate in the online auction.

For final approval as an online bidder you must **complete a required phone interview** with Agri Affiliates and provide bank reference information if requested.

Your **final approval** as a bidder must be **completed 48 hours prior to the Auction**.

PARCEL 1



PARCEL 2



PROCEDURES

Online bidding will begin Monday, September 26, 2022 at 10:00 AM, MDT. The auction will start the closing process on Tuesday, September 27, 2022, at 1:00 PM, MDT.

The auction will have a "soft closing".

Soft Closing Definition: Starting 5 minutes prior to 1:00 PM, when a bid is placed the auction will be extended for an additional 5 minutes. This will continue until 5 minutes has passed with no new bids, at this time the auction will be closed. This is an Absolute Auction. Bidding increments are solely at the discretion of the Auction Company. The Purchase Agreement and Title Insurance Commitment are available prior to the auction by contacting Agri Affiliates.



Don Walker

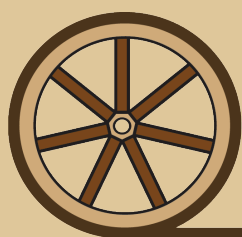
TO SCHEDULE A PROPERTY TOUR CONTACT LISTING AGENTS:
DON WALKER 308.764.7175 | donw@agriaffiliates.com
MIKE POLK 308.539.4446 | mike@agriaffiliates.com

North Platte, NE • **AgriAffiliates.com** • 308.534.9240



Mike Polk

Offered exclusively by:



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



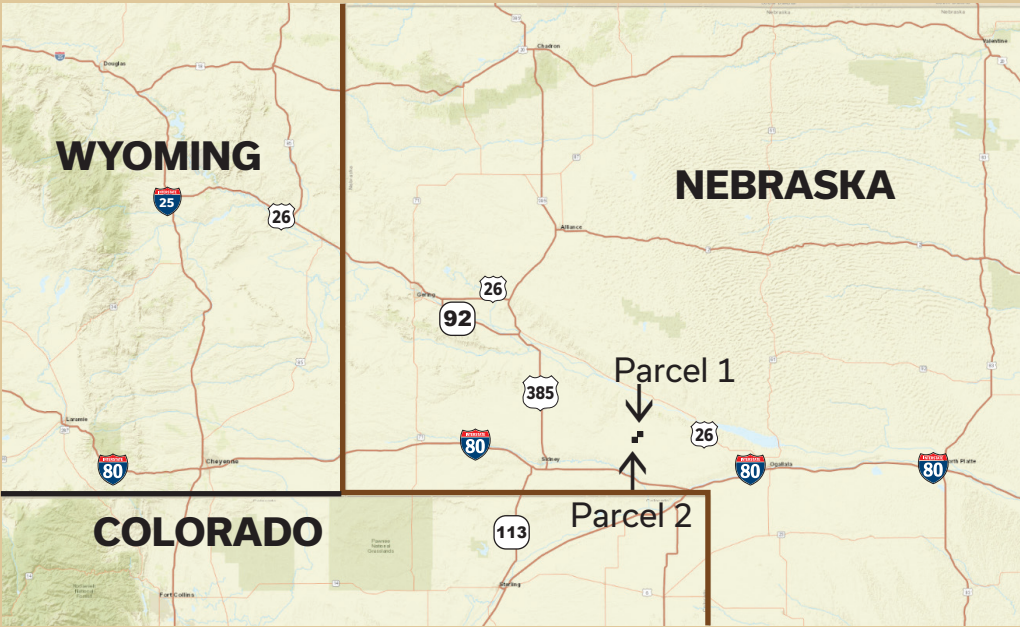
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

ONLINE AUCTION

2 Parcels | 321.05 Acres | Garden Co, Nebraska

AgriAffiliates.com

Property Information



SCAN TO REGISTER
FOR ONLINE BIDDING



LOCATION:	PARCEL 1 – South of Oshkosh, NE on HWY 27 go 9 miles to County Rd 40, West 5 miles to County Rd 169, South 1 mile to NW corner of property. PARCEL 2 – South of Oshkosh, NE on HWY 27 go 9 miles to County Rd 40, West 5 miles to County Rd 169, South 3 miles to County Rd 34, West 1 mile to NE corner of property.
LEGAL DESCRIPTION:	PARCEL 1 – NW1/4 Section 24–T15N–R45W of the 6th PM, Garden County, Nebraska. PARCEL 2 – NE1/4 Section 34–T15N–R45W of the 6th PM, Garden County, Nebraska.
TAXES & ACRES:	PARCEL 1 – 159.97 Acres Seller to pay 2022 taxes: \$1,054.78 PARCEL 2 – 161.08 Acres Seller to pay 2022 taxes: \$1,514.58
FSA:	Available upon request.
SOILS:	PARCEL 1 – 62% Class II Duroc + Alliance Loam; 38% Class III Sidney Loam PARCEL 2 – 63.1% Class II Alliance–Rosebud, Alliance + Duroc Loam; 22.7% Class III Sidney–Lodgepole Silt Loam
MINERALS:	All owned oil, gas, and mineral rights pass to buyer.
POSSESSION:	Full possession to buyer at closing subject to existing farm lease.
COMMENTS:	Very nice dryland quarters with excellent class II + III soils. Good county road access.