

LAND AUCTION

MCBRIDE FARM

239 Acres Offered in Two Parcels | Saline County, Nebraska

www.agriaffiliates.com

View aerial video on our website!



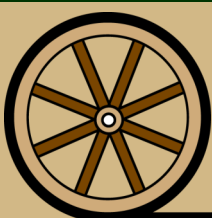
TUESDAY • NOVEMBER 1, 2022

1:00 PM | Warren Opera House - San Carlo Room,
511 2nd Street, Friend, Nebraska

(Snow Date: November 8, 2022)



Adam D. Pavelka, J.D.
Listing Agent
(402)984-7744



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.

HASTINGS OFFICE
747 N. Burlington, Ste. 310
Hastings, Nebraska 68901
www.agriaffiliates.com
(402) 519-2777



AUCTION INFORMATION

SELLERS:

**Sharon Cullen & The Sandra Brambila Estate
(Descendants of the McBride Family)**

PROCEDURES

Real estate auction with seller reserve for Sharon Cullen and the Sandra Brambila Estate. Purchase Agreement and Title Insurance Commitment are available through Agri Affiliates, Inc., 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 9, 2022. **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 and 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.

POSSESSION: Subject to a lease expiring 2/28/2023.

MINERALS: All owned oil, gas, and minerals pass to Buyer.

TAXES: Seller to pay 2022 real estate taxes. Buyer to pay 2023 real estate taxes.

ACREAGES: Reported acreages were obtained from the County USDA-FSA office and County Assessor. The farm sells without regard to exact 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.

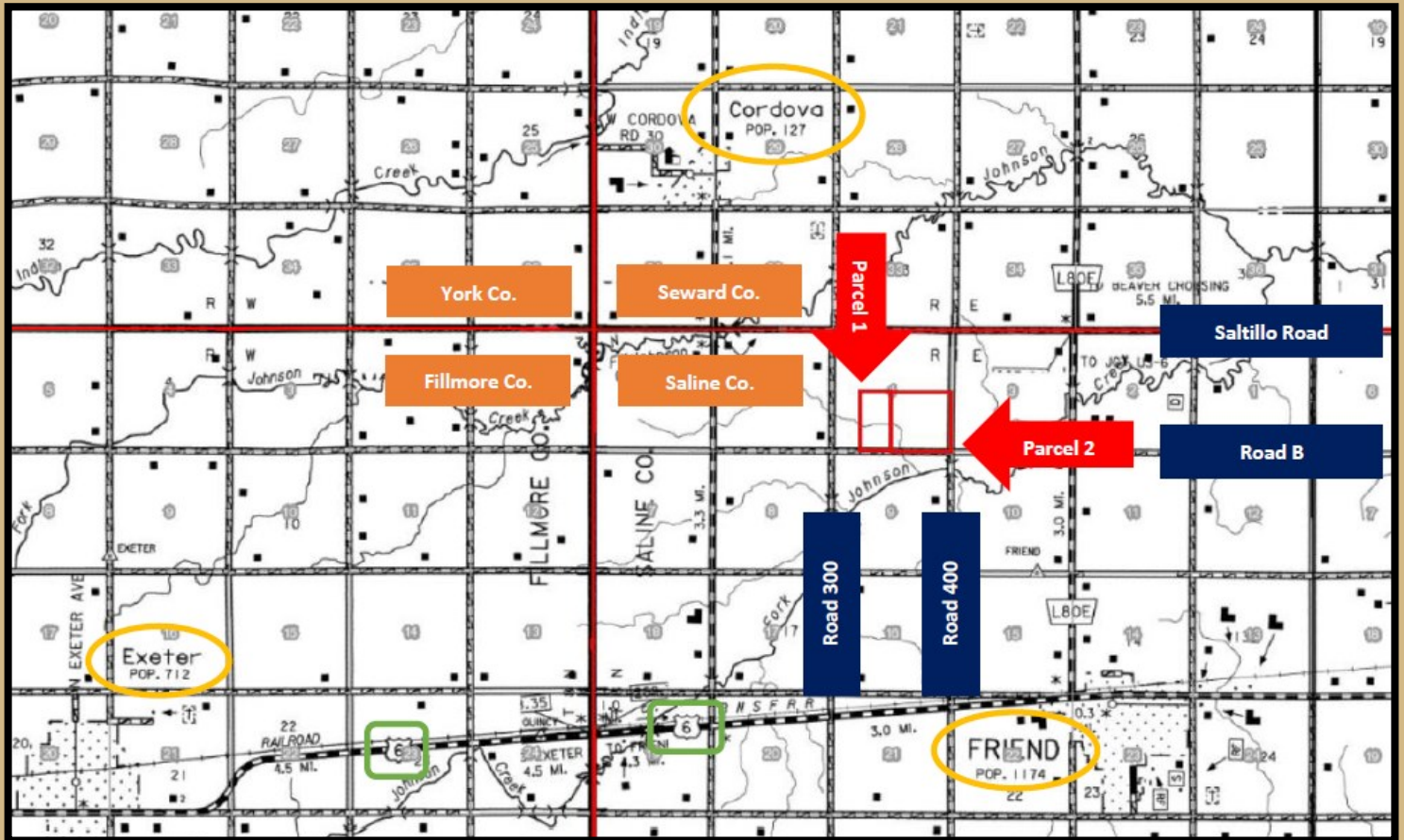
NRD: The property is located in and subject to the rules and regulations of the Upper Big Blue Natural Resources District.

INTERNET BIDDING: To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then setup an account, username, and password in online bidder platform. Final approval as a bidder must be completed 48 hours prior to the auction. Anyone may view the auction at www.agriaffiliates.bidwrangler.com without registration.

SURVEY: If Parcels 1 and 2 sell to different Buyers, each Buyer and the owners shall each pay 1/3 of the cost of a survey to locate the dividing line.

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LAND AUCTION | Saline County, Nebraska



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PARCEL 1 | Saline County, Nebraska

LEGAL DESCRIPTION:

The East half of the Southwest Quarter (E1/2 SW1/4) in Section Four (4), Township Eight (8) North, Range One (1) East of the 6th P.M., Saline County, Nebraska.

TAXES & ACRES:

79.71 Tax-Assessed Acres | 2021 Real Estate Taxes: \$3,662.46

<u>FSA INFORMATION:</u>	Total Farmland:	<u>78.5 acres</u>	Total Cropland:	<u>78.5 acres</u>
	Government Base Acres:	<u>Corn - 25.7</u>	PLC Yields:	<u>Corn - 156</u>
		<u>Grain Sorghum - 28.5</u>		<u>Grain Sorghum - 106</u>
		<u>Soybeans - 24.2</u>		<u>Soybeans - 53</u>

*FSA numbers on this parcel are estimated due to farm division. This farm is nearly 100% based!

SOILS:

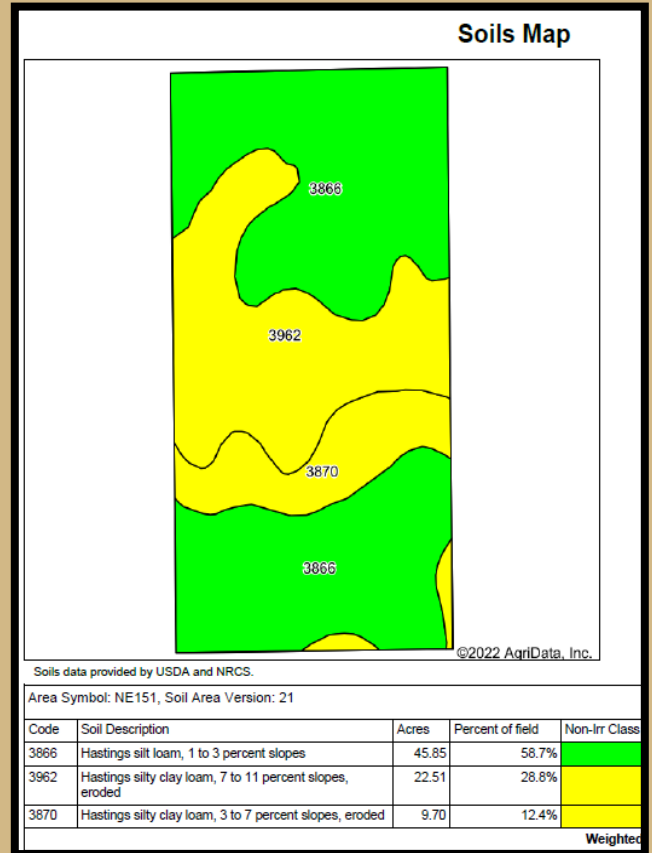
Primarily Hastings silt loam, with slopes ranging from 1-11%.

COMMENTS:

This is a highly-productive, row-crop farm with irrigation potential. This area provides excellent market access for conventional corn/soybean production. It also provides many opportunities for growing several specialty crops.



PARCEL 1 | Saline County, Nebraska



PARCEL 2 | Saline County, Nebraska

LEGAL DESCRIPTION:

The Southeast Quarter (SE1/4) of Section Four (4), Township Eight (8) North, Range One (1) East of the 6th P.M., Saline County, Nebraska.

TAXES & ACRES:

159.29 Tax-Assessed Acres | 2021 Real Estate Taxes: \$10,002.78

FSA INFORMATION:

Total Farmland: 155.03 acres

Total Cropland: 154.47 acres

Government Base Acres: Corn - 50.7

PLC Yields: Corn - 156

Grain Sorghum - 56.1

Grain Sorghum - 106

Soybeans - 47.6

Soybeans - 53

*FSA numbers on this parcel are estimated due to farm division. This farm is nearly 100% based!

WATER:

68.94 Certified Irrigated acres reported by the Upper Big Blue Natural Resources District.

IMPROVEMENTS:

Two 27' grain storage bins with 10,000 bushels and 9,000 bushels of capacity respectively. A corn crib/granary. Center pivot irrigation system is tenant-owned and is not included in the sale.

SOILS:

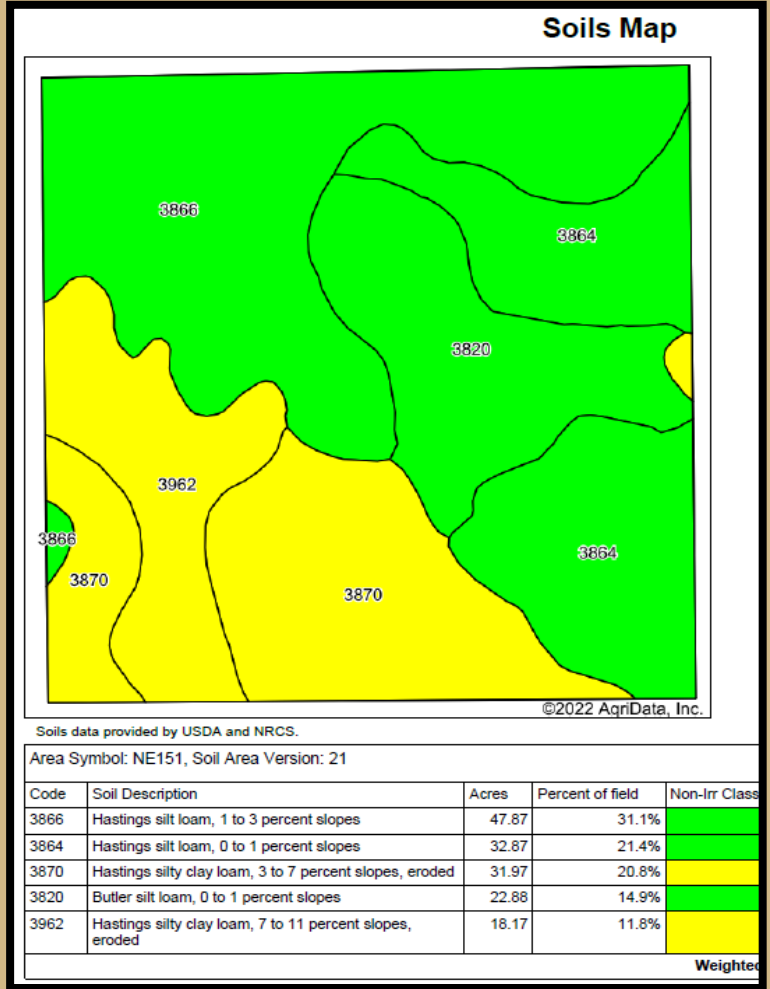
Primarily Hastings silt loam, with slopes ranging from 1-3%.

COMMENTS:

This is a highly-productive row-crop farm with good terrain and excellent soils. Further irrigation development is a possibility on this farm. This area provides excellent market access for conventional corn/soybean production. It also provides many opportunities for growing specialty crops.



PARCEL 2 | Saline County, Nebraska





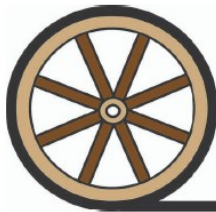
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