

LAND AUCTION

ONLINE AUCTION

Phone Bids also Available
MUST PRE-REGISTER

CHEYENNE COUNTY DRYLAND AUCTION

Bidding Starts: NOVEMBER 29, 2022 @ 10:00 AM MST
Bidding Ends: NOVEMBER 30, 2022 @ 1:00 PM MST

634 ACRES | DRY CROPLAND

TERMS & CONDITIONS

TERMS: This cash sale requires a 15% earnest deposit to be wire transferred or hand delivered to Agri Affiliates within 24 hours of signing the digital Purchase Agreement immediately following the Auction. The balance of the purchase price is payable in certified funds at Closing, on or before December 14, 2022 There is no contingency for financing. Sellers to convey title by Personal Representative's 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, with right to harvest the 2023 wheat crop. Buyer to receive the landlord's 1/3 share in the 2023 wheat crop.

MINERALS: Any owned oil, gas, and mineral rights pass to Buyer. Amount of minerals owned is unknown.

TAXES: 2021 Taxes due in 2022: \$4,381.74 | Seller to pay 2022 real estate taxes. Buyer to pay 2023 real estate taxes and all subsequent years 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 South 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.



PROCEDURES & INFORMATION

Absolute Real Estate Auction for **Wallace Namuth Estate**.

Online bidding will begin November 29, 2022 at 10:00 AM MST. The auction will start the closing process on November 30, 2022 at 1:00 PM MST. The auction will have a "soft closing".

Soft Closing Definition: Starting 5 minutes prior to 1:00 PM MST, 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.

LOCATION: Cheyenne County. Southeast of Sidney and Southwest of Sunol, Nebraska.

LEGAL DESCRIPTION:
All Section 21-T13N-R48W of the 6th P.M.

TAX ASSESSED ACRES: 634.26 Acres

FSA ACRES: 617.07 DCP Cropland;
Wheat base: 342.1 acres at 34 bushels/acre

SOILS: 75% Class II and 24.4% Class III & IV soils.

COMMENTS: Excellent soils on this dryland farm near Sidney, NE., with County road access on the West and South boundaries. Old improvement site on the North boundary.

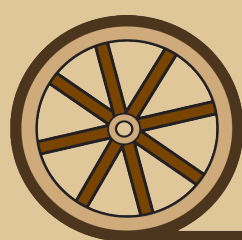
FOR MORE INFORMATION CONTACT LISTING AGENT:

BRUCE DODSON, AFM | 308.539.4455

Don Walker, Chase Dodson, Mike Polk, Brian Reynolds, Bonnie Downing

North Platte, NE • AgriAffiliates.com • 308.534.9240

Offered exclusively by:



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



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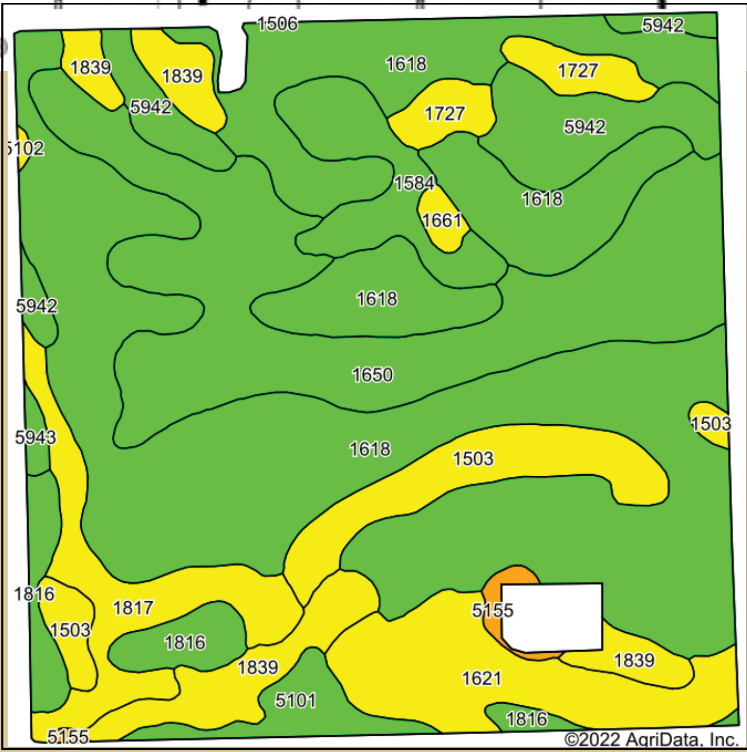
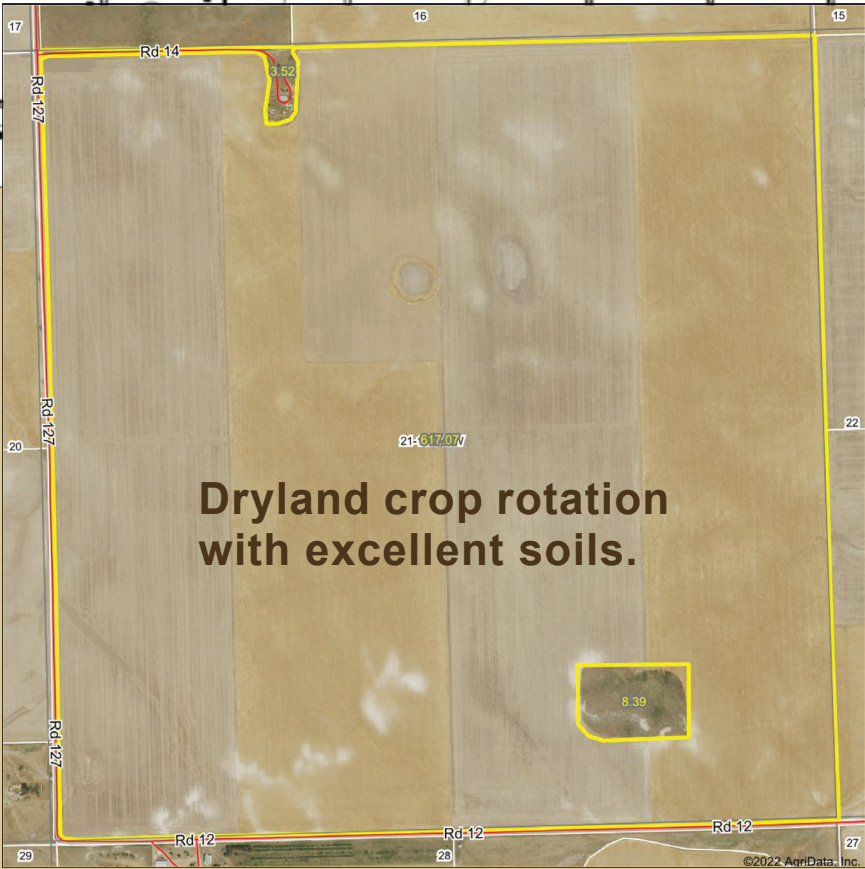
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

ABSOLUTE ONLINE AUCTION

634 Acres | Cheyenne County, Nebraska

AgriAffiliates.com

Property Information



Soils data provided by USDA and NRCS.

1618	Keith loam, 1 to 3 percent slopes	269.34	43.6%		Ile	Ile
1650	Kuma loam, 0 to 1 percent slopes	106.37	17.2%		Ilc	Iw
1621	Keith loam, 3 to 6 percent slopes	38.88	6.3%		IIIe	IIIe
5942	Duroc loam, 0 to 1 percent slopes	34.09	5.5%		Ilc	Iw
1839	Sidney-Canyon complex, 3 to 9 percent slopes	32.74	5.3%		IVe	
1503	Altvan loam, 3 to 6 percent slopes	32.11	5.2%		IVe	IVe
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	29.62	4.8%		IIIe	IIIe
1584	Goshen silt loam, 0 to 1 percent slopes	22.23	3.6%		Ilc	Iw
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	18.57	3.0%		Ile	Ile
1727	Rosebud loam, 3 to 6 percent slopes	13.32	2.2%		IVe	IIIe
5101	Alliance loam, 1 to 3 percent slopes	11.33	1.8%		Ile	Ile
5155	Canyon-Bayard complex, 6 to 20 percent slopes	3.09	0.5%		VIIs	
1661	Lodgepole silt loam, frequently ponded	2.79	0.5%		IIIw	IVw
5943	Duroc loam, 1 to 3 percent slopes	2.06	0.3%		Ile	Ile