

# LAND AUCTION

## Tuesday, January 10, 2023

1:00 PM - Elm Creek Village Center

The Harold M. Moles Testamentary Trust and the Avis L. Moles Testamentary Trust  
Attorney for the Seller: Tod A. McKeone of Heldt, McKeone, & Copley

### 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 January 31, 2023. There is no contingency for financing. Sellers to convey title by Trustee'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.

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

**TAXES:** 2021 taxes due in 2022:

Parcel #1 - \$11,541.82 Parcel #2 - \$2,699.12 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:** Cropland acres: Parcel #1 - 155.38 acres; Parcel #2 - 38.16 acres

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

**INTERNET BIDDING:** Buyer can follow the links on Agri Affiliates website. Buyers will set up bidder account, username, 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 the Harold M. Moles Testamentary Trust and the Avis L. Moles Testamentary Trust, Attorney for the Seller: Tod A. McKeone of Heldt, McKeone, & Copley. Purchase Agreement and Title Insurance Commitment are available prior to the Auction. Announcements day of auction take precedence over all printed material.

**LOCATION:** 1 mile south and 1/2 mile west of Elm Creek, Nebraska.

#### LEGAL DESCRIPTION:

Parcel #1 - SE1/4 S32-T9N-R18W of the 6th P.M., Buffalo County, Nebraska.

Parcel #2 - SW1/4 NW1/4 S33-T9N-R18W of the 6th P.M., Buffalo County, Nebraska.

#### TAX-ASSESSED ACRES:

Parcel #1 - 160.00 acres; Parcel #2 - 39.19 acres

**LAND USE:** Parcel #1 - Pivot Irrigated Cropland  
Parcel #2 - Gravity Irrigated Cropland

#### CPNRD CERTIFIED IRRIGATED ACRES:

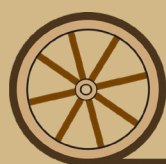
Parcel #1 - 157.97 acres; Parcel #2 - 37.01 acres

**SOILS:** Parcel #1 - Hord, Hall, Cozad, & Hobbs silt loams;  
Parcel #2 - Cozad, Wood River, & Hall silt loams

#### IRRIGATION INFORMATION:

(Power units do not sell with property.)

	PARCEL #1	PARCEL #2
REGISTRATION:	G-152102	G-158113
COMPLETION:	12/30/2008 @ 875 gpm	12/16/2010 @ 1,075 gpm
WELL DEPTH:	260 ft	271 ft
STATIC:	14 ft	10 ft
PUMPING:	91 ft	88 ft
COLUMN:	8.0 in	8.6 in
PUMP:	Sargent	American Turbine
CONTROL PANEL:	80 hp Amarillo gear head	60 hp Amarillo gear head
PIVOT:	2011 8-Tower Valley Pivot, Model 8000	(Gravity Irrigated)



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## AGRI AFFILIATES, INC.

Providing Farm & Ranch Real Estate Services

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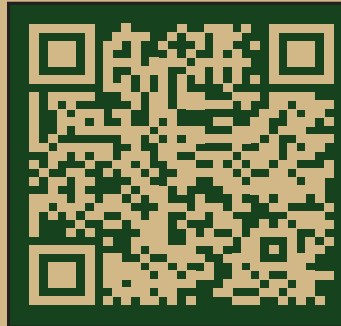
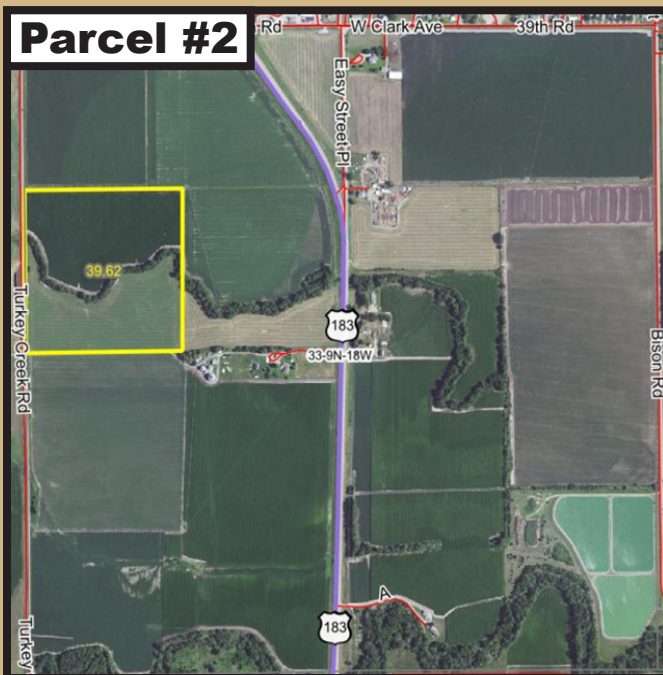
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

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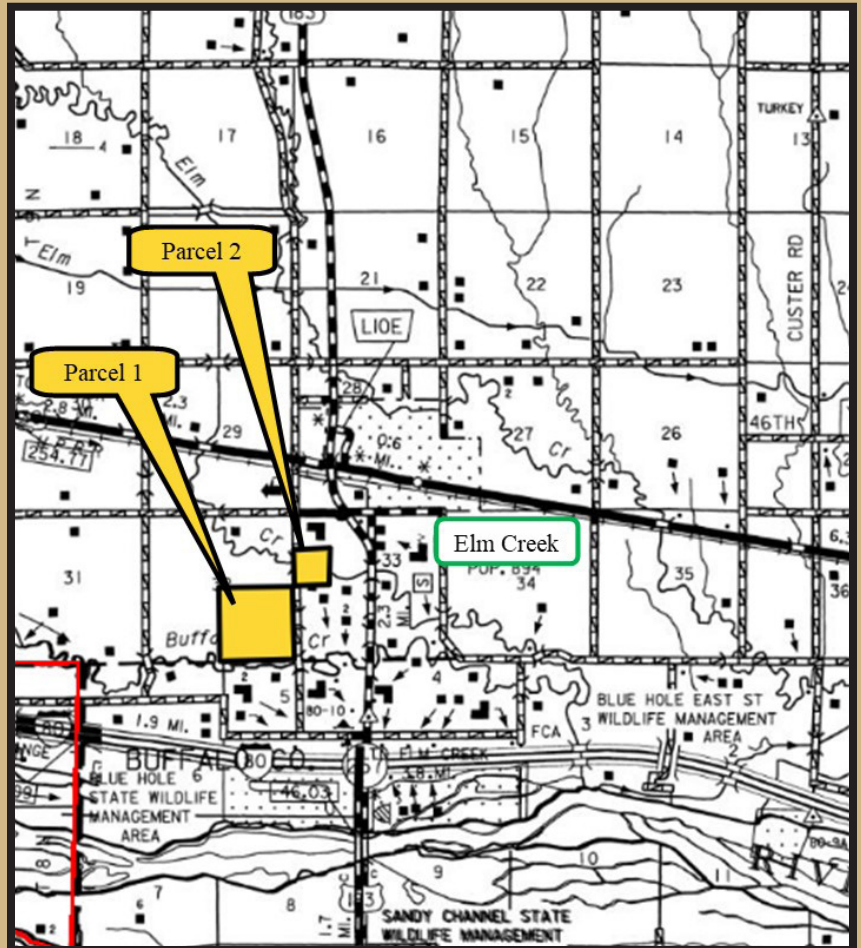
**199+/- Acres | Buffalo County, NE | Pivot & Gravity Irrigated Cropland**  
**January 10, 2023 | Elm Creek Village Center 535 W Boyd Ave, Elm Creek, Nebraska**



*Don't miss this opportunity to acquire top quality farmland!*



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MORE INFORMATION**



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**Kearney Office**

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