

ABSOLUTE LAND AUCTION

MCCORD FARM & RANCH

1,343.39 Acres Offered in Two Parcels | Jefferson County, Nebr.

www.agriaffiliates.com

View aerial video on our website!



WEDNESDAY • MARCH 29, 2023

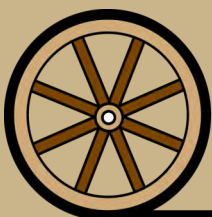
1:00 PM | On The Bricks Lofts & Venue

508 E Street, Fairbury, Nebraska

(Snow Date: April 5, 2023)



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



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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

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.



AUCTION INFORMATION

SELLER: McCord Family

PROCEDURES

Absolute Real Estate Auction of 1343± acres in Jefferson County, Nebraska. Purchase agreements 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 May 12, 2023. **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: Full possession after the execution of the purchase agreement and receipt of earnest deposit.

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 an exact number of 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, with all base acres to pass to the buyer of Parcel 1.

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

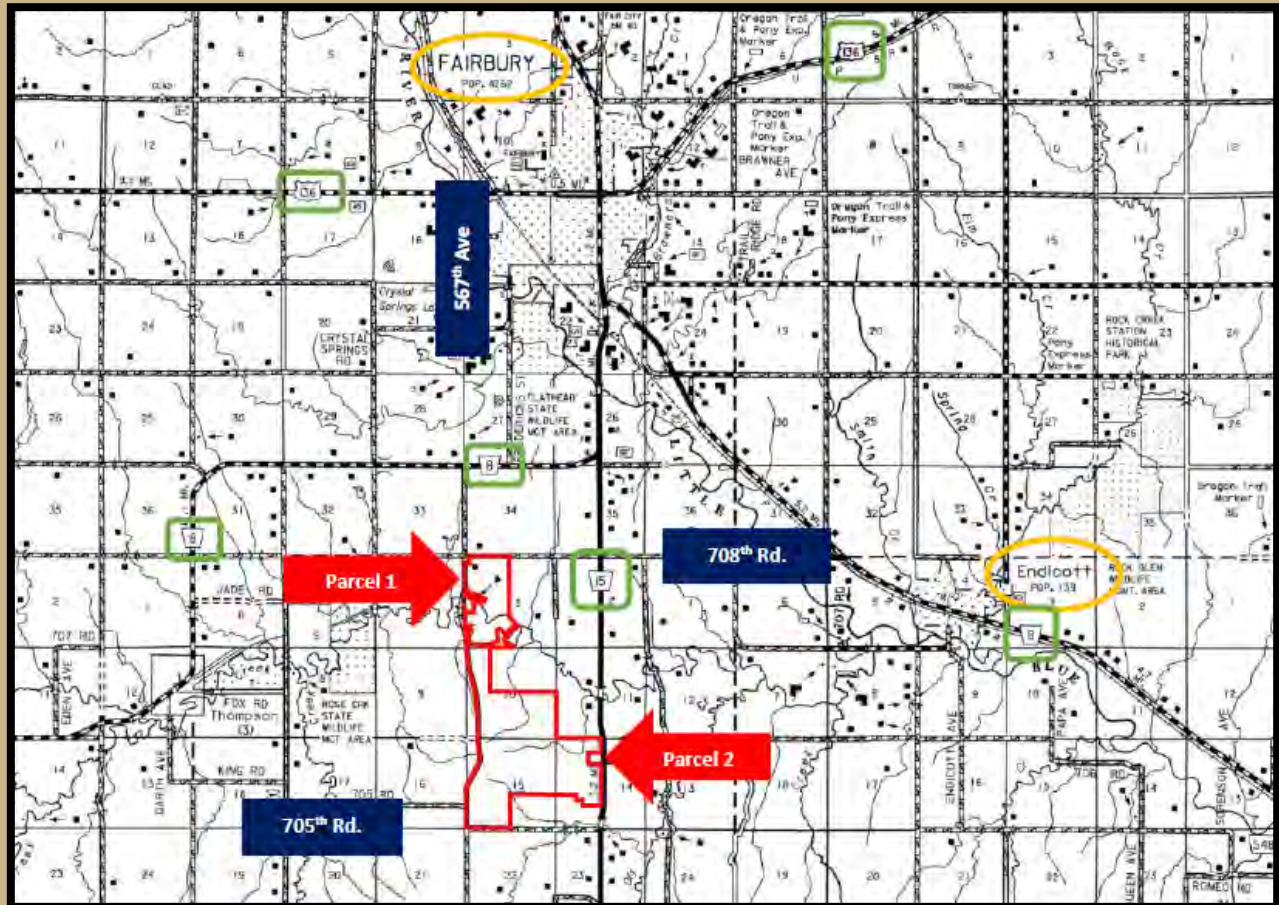
INTERNET BIDDING: To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then setup an account, username, and password in online bidder platform. Final approval as a bidder must be completed 48 hours prior to the auction. Anyone may view the auction at www.agriaffiliates.bidwrangler.com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

SURVEY: If Parcels 1 and 2 sell separately, each buyer shall pay one half of the cost of a survey to divide the parcels along an established fence line at the north end of Parcel 2.

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McCord Farm & Ranch | Jefferson County, Nebraska

LOCATION: Three and a half miles south and west of Fairbury, Nebraska or 65 miles southwest of Lincoln, Nebraska. **From Fairbury:** Two and a half miles south on Highway 15 to County Road 708, then west one mile to the northeastern corner of the property. The property borders 567th Avenue to the south for nearly three miles.



Parcel 1 - Looking from the South



Parcel 2 - Looking from the North



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McCord Farm & Ranch | Jefferson County, Nebraska

PROPERTY SUMMARY: This property includes a portion of Rose Creek, which crosses through the valley adjacent to productive farm ground and includes 255± acres of tillable farm ground and 1050± acres of native pasture with timbered draws throughout. The native pasture is protected with a conservation easement and has consistently provided summer range for approximately 200 cow/calf pairs. The combination of creeks, springs, dams, timbered draws, and farm ground provide an incredible wildlife habitat. This property provides the opportunity for a nice operation or a getaway retreat with great income potential!



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McCord Farm & Ranch | Jefferson County, Nebraska

SUMMARY: Cross-fencing and water pipeline enhance the carrying capacity for cattle. Historically, owners have grazed approximately 200 cow-calf pairs during the summer on the native rangeland.



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PARCEL 1 | McCord Farm & Ranch

LEGAL DESCRIPTION:

Approximately 276.40 acres located in the West Half (W½) and the West Half of the Southeast Quarter (W½SE¼) of Section Three (3), Township One (1) North, Range Two (2) East of the 6th P.M., Jefferson County, Nebraska *[with final legal description to be determined by a survey]*.

ACRES & TAXES:

276.40 Estimated Tax-Assessed Acres | 2022 Estimated Real Estate Taxes: \$10,966.00

FSA INFORMATION:

Estimated FSA Farmland acres:	<u>282.04 acres</u>	Estimated FSA Cropland:	<u>255.57 acres</u>
Government Base Acres:	<u>Wheat - 42.44</u>	PLC Yield:	<u>Wheat - 34 bu</u>
	<u>Corn - 97.92</u>		<u>Corn - 114 bu</u>
	<u>Grain Sorghum - 107.92</u>		<u>Grain Sorghum - 72 bu</u>

SOILS:

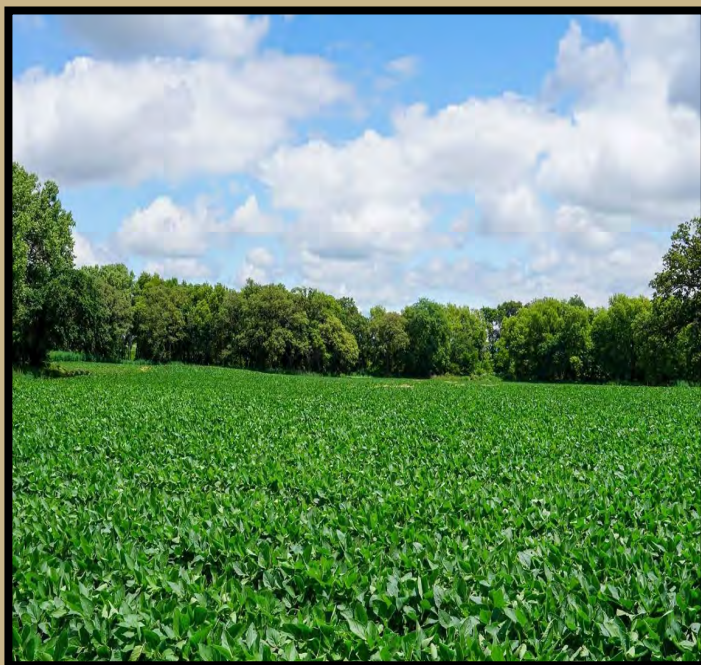
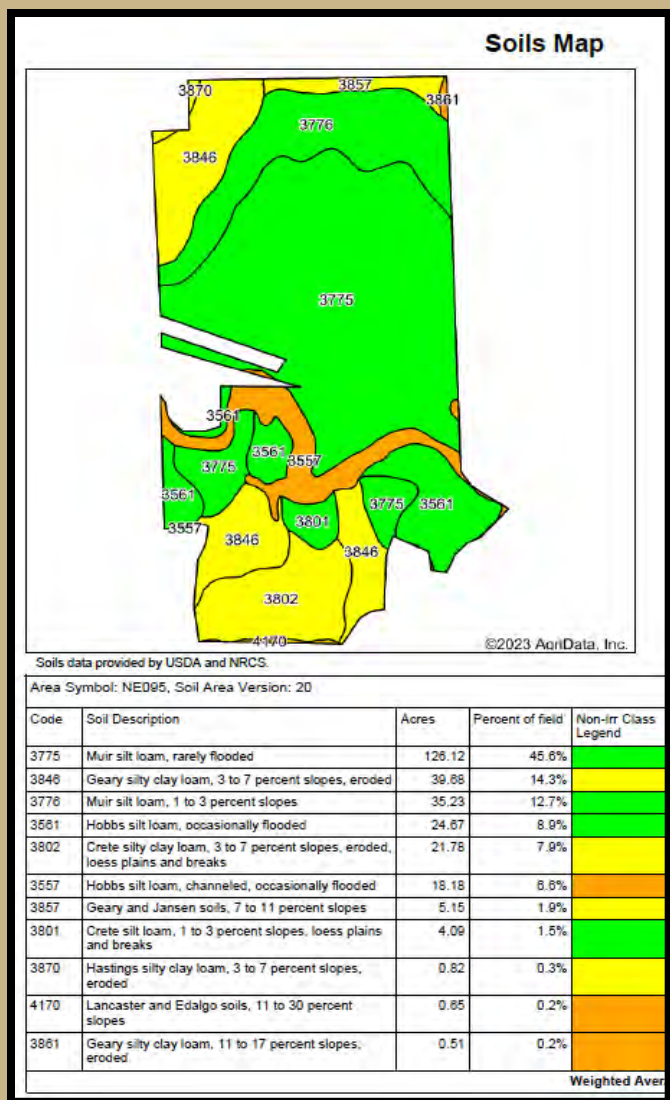
Primarily Muir silt loam and Geary silty clay loam, with slopes ranging from 1-7%.

COMMENTS:

This is a productive farm with primarily Rose Creek bottomland soils. There are endless recreational opportunities with the creek channel and adjacent timber.



PARCEL 1 | McCord Farm & Ranch



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PARCEL 2 | McCord Farm & Ranch

LEGAL DESCRIPTION:

Approximately 1067.00 acres located in Sections Three (3), Ten (10), Fourteen (14), and Fifteen (15); all in Township One (1) North, Range Two (2) East of the 6th P.M., Jefferson County, Nebraska *[with final legal description to be determined by a survey]*.

ACRES & TAXES:

1067.00 Estimated Tax-Assessed Acres | 2022 Estimated Real Estate Taxes: \$28,169.55

FSA INFORMATION:

1049.84 Estimated FSA Farmland acres; 3.64 Estimated FSA Cropland acres

WATER & IMPROVEMENTS:

Located in the Little Blue Natural Resources District. A submersible well, powered by single-phase electricity, is located at the northwest corner of this tract. There is also a strategically-located solar well in the center of 4 paddocks, toward the center of this parcel. A pumpjack well is located underneath of a non-functional windmill situated near a primitive cabin. Numerous dams and spring-fed creeks provide additional water supply for wildlife and cattle. This parcel is cross-fenced into 7 grazing paddocks for maximum grazing efficiency.

SOILS:

Primarily Lancaster and Edalgo soils and Lancaster loam, with slopes ranging from 3-50%.

COMMENTS:

The native pasture is protected with a conservation easement and has consistently provided summer range for approximately 200 cow/calf pairs. Due to the diverse terrain, the combination of excellent cover, water, and food, this property has historically been home to many trophy deer, turkey, pheasants, and many other types of wildlife. There are currently hunting blinds on the property, but they are not being sold with this parcel.



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
4170	Lancaster and Edalgo soils, 11 to 30 percent slopes	402.42	38.8%	
4173	Lancaster loam, 7 to 11 percent slopes	129.50	12.5%	
4110	Hedville loam, 7 to 30 percent slopes	111.05	10.7%	
4181	Kipson silt loam, 7 to 30 percent slopes	107.86	10.4%	
4108	Hedville loam, 30 to 50 percent slopes	93.90	9.0%	
3392	Lancaster loam, 3 to 7 percent slopes, eroded	56.87	5.5%	
7552	Benfield silty clay loam, 6 to 11 percent slopes, eroded	51.14	4.9%	
7551	Benfield silty clay loam, 3 to 11 percent slopes, eroded	50.37	4.9%	
9975	Mine or quarry	16.48	1.6%	
3557	Hobbs silt loam, channeled, occasionally flooded	9.43	0.9%	
3561	Hobbs silt loam, occasionally flooded	3.60	0.3%	
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	2.86	0.3%	
3775	Muir silt loam, rarely flooded	1.45	0.1%	
3776	Muir silt loam, 1 to 3 percent slopes	0.99	0.1%	
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	0.58	0.1%	
				Weighted Ave

Weighted Ave

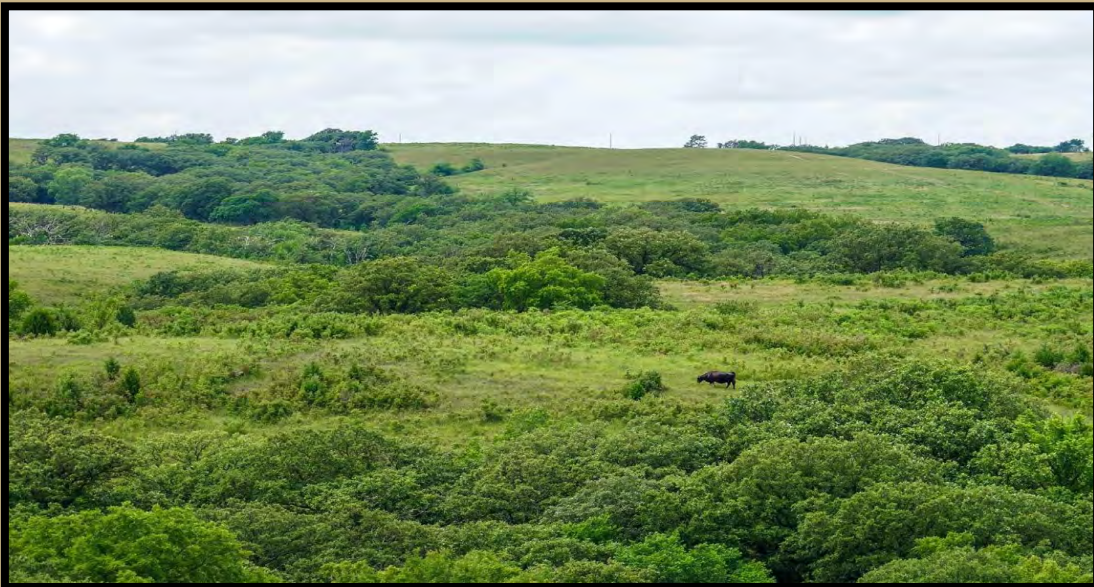
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