



# **Goding Pivots**

## **Real Estate Auction**

**3 Center Pivots & Water - Keith County, Nebraska**

**1 PM MT Tuesday, March 1, 2016 - Quality Inn in Ogallala, 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, April 8, 2016. There is no contingency for financing. Sellers will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the 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, irrigation wells or irrigation equipment. Seller reserves the right to reject all bids, but fully intends to sell the property.

**Possession** - Full possession at Closing, including planted winter wheat.

**Taxes** - 2015 real estate taxes paid by Seller; 2016 by Buyer.

**Minerals** - All Owned Oil, Gas, and Minerals pass to Buyer.

**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 Twin Platte NRD.

**Internet Bidding** - To qualify as a bidder, **first** complete the required phone interview with Agri Affiliates, then set up an account, user name, and your password at [www.proxibid.com/agri](http://www.proxibid.com/agri). Final approval must be completed 48 hours prior to the auction. Viewing of the auction is also available at [www.proxibid.com](http://www.proxibid.com). **To view**, click "Real Estate" and then "Agri Affiliates"; then select the auction you wish to view.

**Seller :**

**Braskaland, LLC**  
**M&T Farms, LLC**

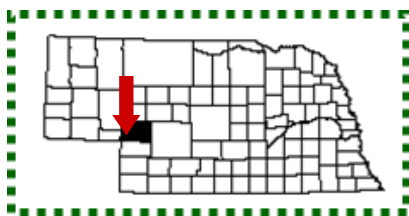
**Listing Agent : Mike Polk 308/539-4446**

**Don Walker - Jerry Weaver - Tony Eggleston**  
**Bruce Dodson - Chase Dodson - John Childears**

**North Platte 308 / 534 - 9240**

**Kearney Office 308/234-4969**  
**Hastings Office 402/519-2777**

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.



### **Procedures & Features**

Located in the South Platte River Valley between Big Springs and Brule, Keith County, Nebraska. Goding Farm has excellent access just off I-80. Electric wells with very shallow pumping levels. No pumping restrictions or allocations in the Twin Platte NRD. To be offered in 3 parcels, and a combination; plus two water units; all at Seller Reserve. Title Insurance Commitment, and Purchase Agreement are available from Agri Affiliates.

**Parcel 1 :** SE1/4 Section 29-T13N-R40W. 154.3 assessed acres, 2015 taxes \$7,060. Loam soils Class I Duroc, Class III Lexsworth. 133.8 Certified Irrigated Acres; irrigated by 2013 Reinke corner system; well registrations G-127335 & G-056218. Two US Electric well motors @ 40 hp; 2 Sargent pumps. 147.4 acres FSA cropland : Corn Base 73.1 acres @ 184 bushel. Has 216 bushel 10-year corn yield history.

**Parcel 2 :** SW1/4 Section 29-T13N-R40W. 159.8 assessed acres, 2015 taxes \$7,353. Loam soils Class I Duroc, Class III Lexsworth. 133.2 Certified Irrigated Acres; irrigated by 2004 Zimmatic, 7 tower; well registrations G-004784 & G-004786. Two US Electric well motors @ 50 hp; 2 Sargent pumps. 152.8 acres FSA cropland : Corn Base 75.9 acres @ 184 bushel; 4.4 acres CRP @ \$39 through 9/30/2020. Has 216 bushel 10-year corn yield history.

**Combination A : Parcels 1 & 2 together**  
**314 Acres : 267 Certified Irrigated Acres**

**Parcel 3 :** NW1/4 Section 6-T12N-R41W. 150.0 assessed acres, 2015 taxes \$6,588. Loam soils Class III Lexsworth, Class II Bayard. 115.6 Certified Irrigated Acres; irrigated by 2004 7 tower Zimmatic, new drops in 2014; well registration G-036060. 146.3 acres FSA cropland : Corn Base 130.5 acres @ 172 bushel. 180 bu. 10-year corn yield history.

### **NRD Certified Irrigated Acres**

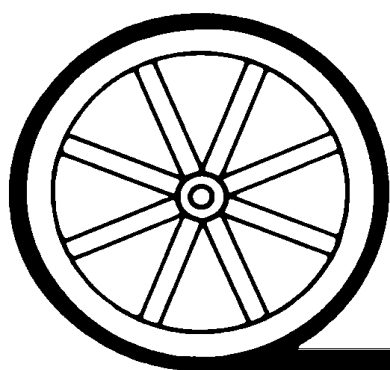
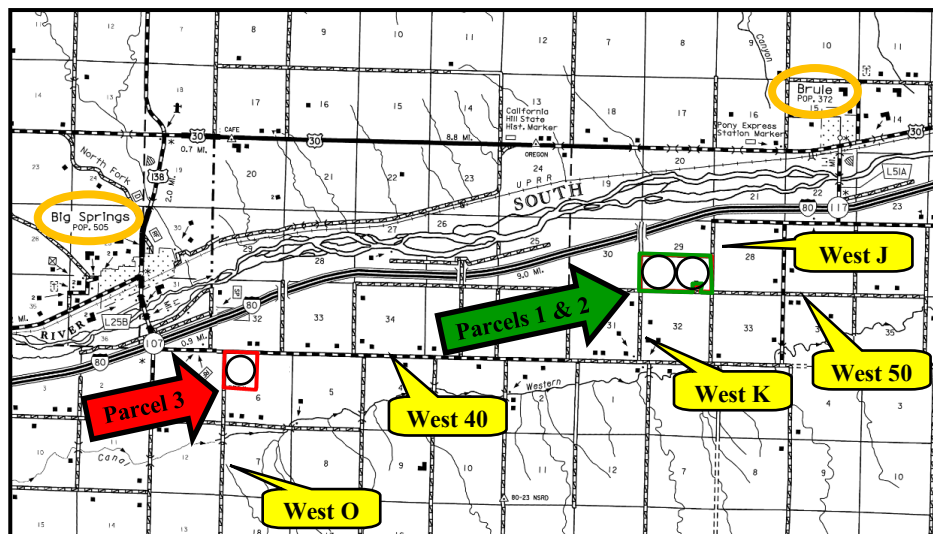
These Certified Irrigated Acres are transferable within Twin Platte NRD or can be placed in the Twin Platte water bank for future transfer. The transfer area appears to be south of the Platte River, east to the confluence of the North & South Platte, then north to northeast Lincoln County.

**Water I** includes a 75% depletion factor, **Water II** an 81% depletion. Please utilize the Twin Platte NRD to verify all information, and to obtain the depletion factor on the property to which you wish to transfer.

**Water I : 41.8 Certified Irrigated Acres - 75% Depletion**

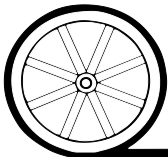
**Water II : 43.5 Certified Irrigated Acres - 81% Depletion**

**Combination Water :**  
**85.3 Certified Irrigated Acres**



# **AGRI AFFILIATES, INC.**

**...Providing Farm - Ranch Real Estate Services. ...**



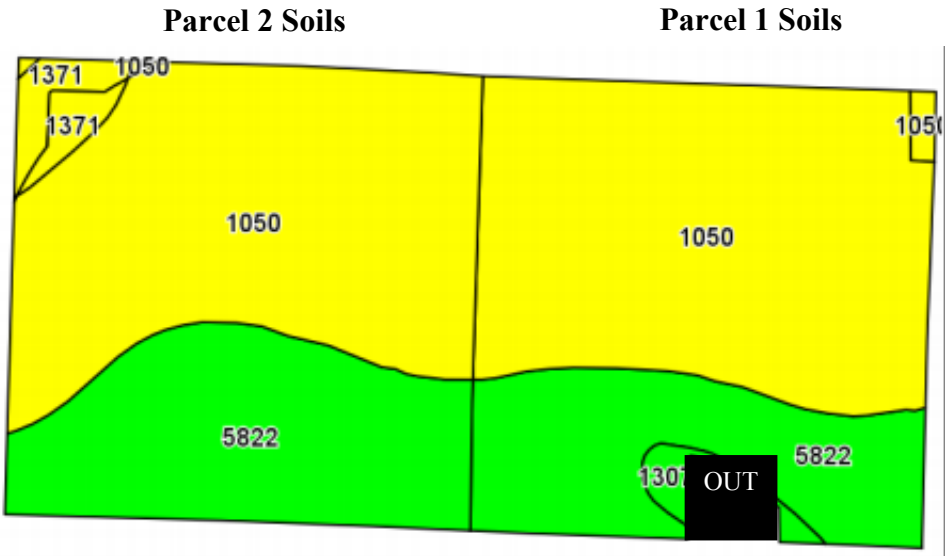
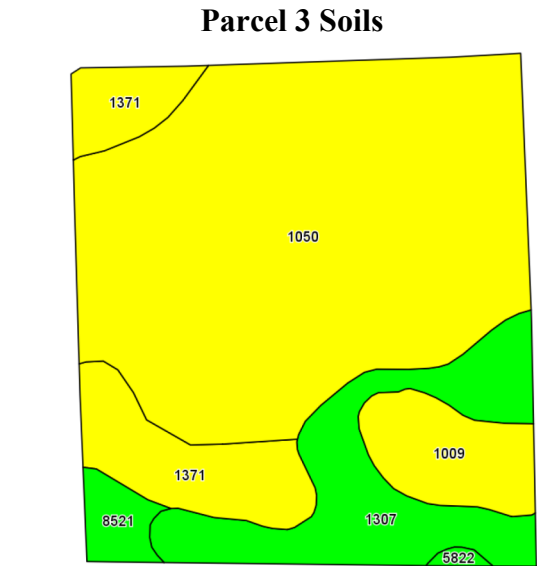
# AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

*Pivot Irrigated Cropland*  
*Twin Platte*  
*Certified Irrigated Acres*  
*Auction March 1, 2016*  
*agriaffiliates.com*



| Code | Soil Description                                         | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c |
|------|----------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|
| 1050 | Lexsworth loam, very rarely flooded                      | 89.66 | 62.0%            |                      | IIIw             | IIIw         |
| 1307 | Bayard very fine sandy loam, 1 to 3 percent slopes       | 23.12 | 16.0%            |                      | Ile              | Ile          |
| 1371 | Chappell-Alice-Broadwater complex, 0 to 3 percent slopes | 17.68 | 12.2%            |                      | IIIe             | Ile          |
| 1009 | Bankard loamy sand, rarely flooded                       | 10.19 | 7.0%             |                      | IVe              | IVe          |
| 8521 | Merrick sandy clay loam, very rarely flooded             | 3.51  | 2.4%             |                      | Ilc              | Iw           |
| 5822 | Duroc loam, terrace, 0 to 1 percent slopes               | 0.54  | 0.4%             |                      | Ilc              | I            |

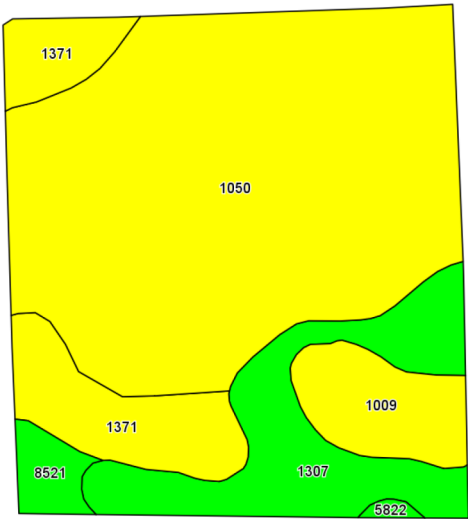
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|------|----------------------------------------------------------|--------|------------------|----------------------|------------------|--------------|
| 1050 | Lexsworth loam, very rarely flooded                      | 196.03 | 63.1%            |                      | IIIw             | IIIw         |
| 5822 | Duroc loam, terrace, 0 to 1 percent slopes               | 99.35  | 32.0%            |                      | Ilc              | I            |
| 1307 | Bayard very fine sandy loam, 1 to 3 percent slopes       | 7.61   | 2.5%             |                      | Ile              | Ile          |
| 1371 | Chappell-Alice-Broadwater complex, 0 to 3 percent slopes | 7.44   | 2.4%             |                      | IIIe             | Ile          |

*Pivot Irrigated Cropland*  
*Twin Platte*  
*Certified Irrigated Acres*  
*Auction March 1, 2016*  
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Parcel 3



Parcel 3 Soils



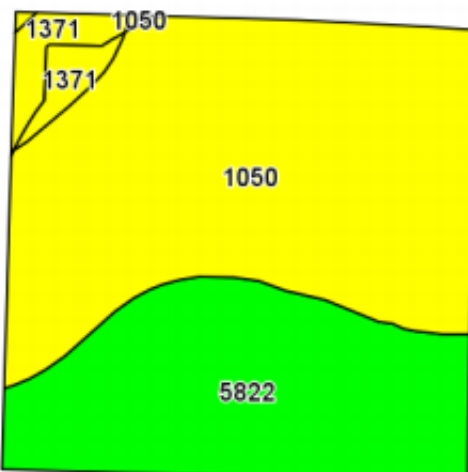
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Parcel 2

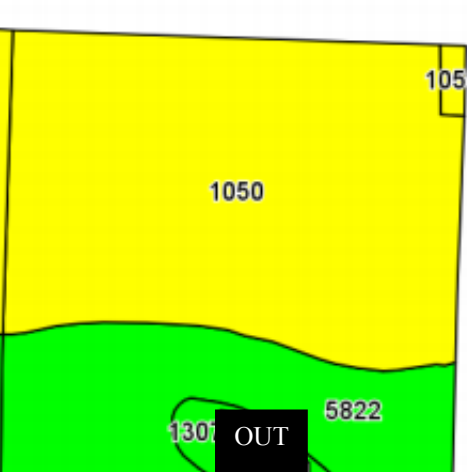


Parcel 1

Parcel 2 Soils



Parcel 1 Soils



| Code | Soil Description                                         | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c |
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Parcel 1 Pivot



Parcel 2 Pivot



Parcel 3 Pivot

