

Jefferson County Pivots

Real Estate Auction

Pivot Irrigated Cropland

1pm CT, Friday, December 11, 2015 - Jefferson County Fairgrounds, North Room
Fairbury, Nebraska - Storm Date December 18

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price payable in certified funds at Closing on or before January 20, 2016. There is no contingency for financing. Seller will convey title by Trustees Deed and Bill of Sale; 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. The property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. It sells in "as-is" condition; no warranty is expressed or implied as to the adequacy of any portion of the property.

Possession - Full possession at Closing.

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. No warranty is expressed or implied as to exact acres. 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 Lower Big Blue 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. Final approval must be completed 48 hours prior to the auction. Viewing of the auction is also available at www.proxibid.com. To view, click "Real Estate" and then "Agri Affiliates"; then select the auction you wish to view.

Seller : Barbara L. Melvin Trust

Listing Agent :

Adam D. Pavelka (402)984-7744

Hastings (402)519-2777

North Platte Office (308)534-9240 John Childears
Kearney Office (308)234-4969 Bart Woodward

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

Jefferson County Pivots sell at Public Auction, December 11, 2015. The farm sells in two separate parcels. Seller reserves the right to reject all bids. The properties include pivot irrigated cropland, non-irrigated cropland, and pasture with excellent hunting and recreation amenities. The Title Insurance Commitment, Purchase Agreement, and further information available from Agri Affiliates.

East of Fairbury in Jefferson County, Nebraska.
All irrigation equipment is included in this sale.

Parcel 1 - NE1/4 Section 24-T3N-R3E.

Located at 576 Avenue and 716 Road.

160 tax assessed acres, 2014 taxes \$8,903.

157.4 FSA cropland acres: 76.7 acres corn base @ 138 bu; 76.7 acres soybean base @ 39 bu. Well registration G-121382 in April 2003 @800 gpm. Diesel motor with generator; 7 tower 2004 Reinke, with drops.

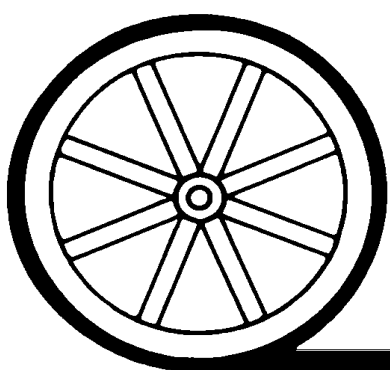
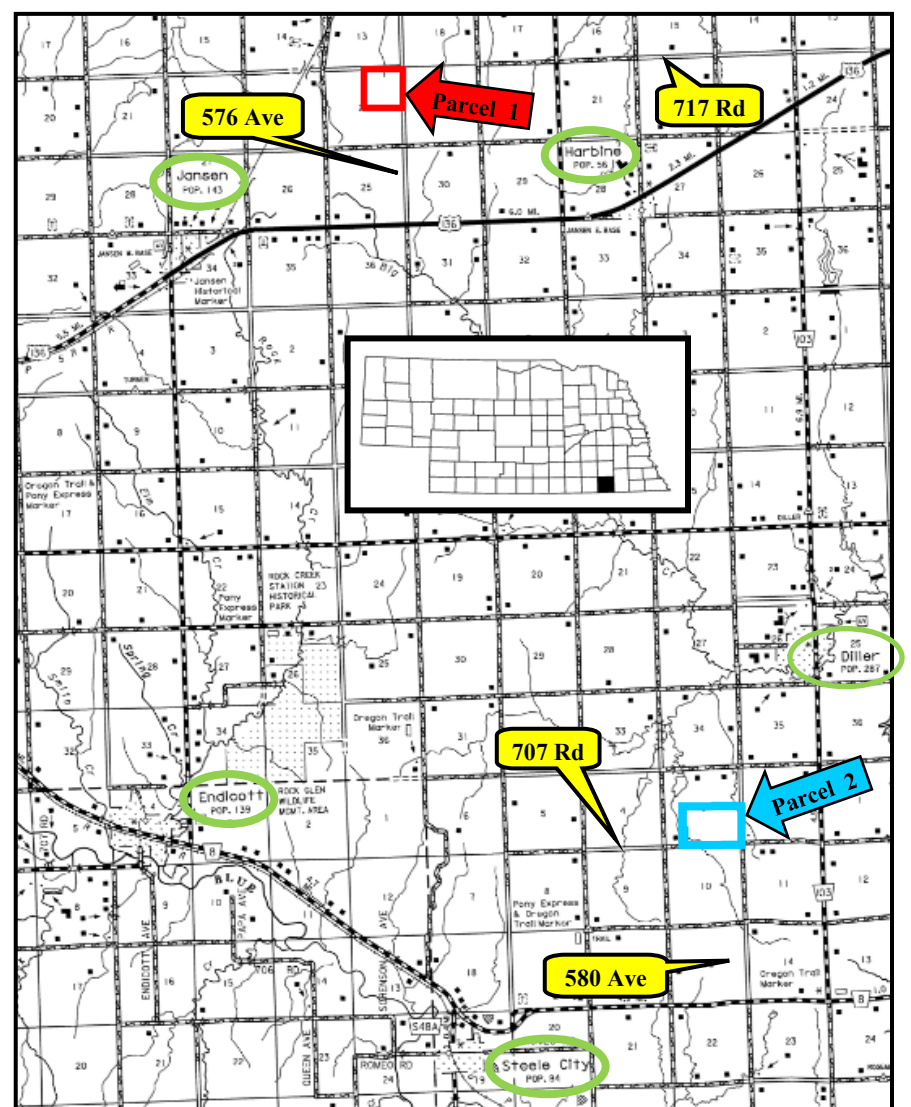
Parcel 2 - E1/2SW1/4 and SE1/4 Section 3-T1N-R4E.

Located at 580 Avenue and 707 Road.

240 tax assessed acres, 2014 taxes \$6,635.

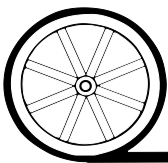
199.5 FSA cropland acres: 97.3 acres corn base @ 138 bu; 97.3 acres soybean base @ 39 bu. Well registration G-34196 June 2004 @500 gpm. Propane motor, rotophase; 8 tower 2011 Reinke.

Parcel 1 is located within a Volkswind USA proposed wind farm. They have expressed interest in entering into a lease with regard to this farm.



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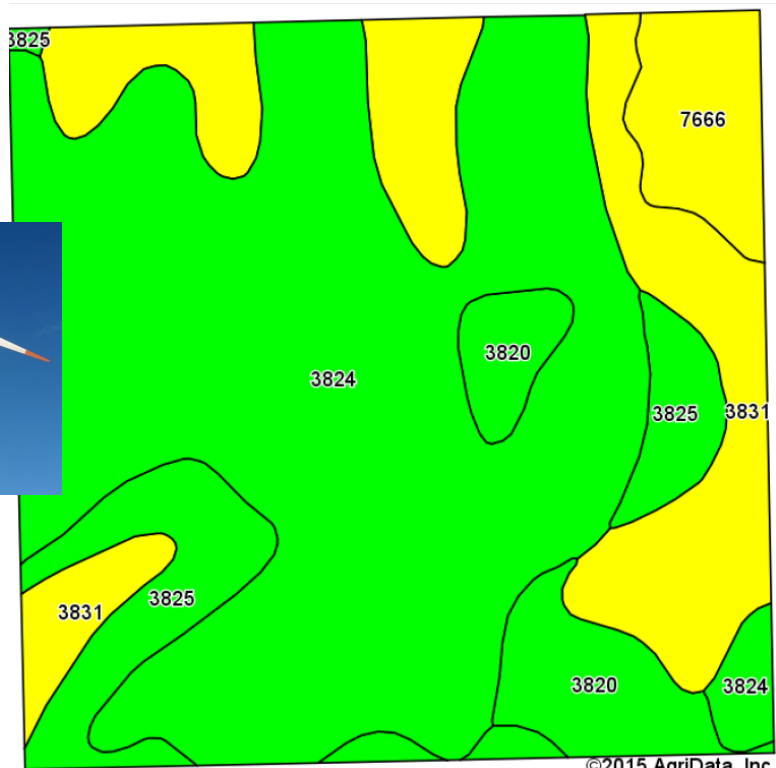
747 N Burlington Hastings NE 68902 402 / 519 - 2777

Farm & Ranch Management, Appraisals, Real Estate Sales

***Auction December 11, 2015
Irrigated Cropland, Non-Irrigated
Cropland, and Pasture
agriaffiliates.com***



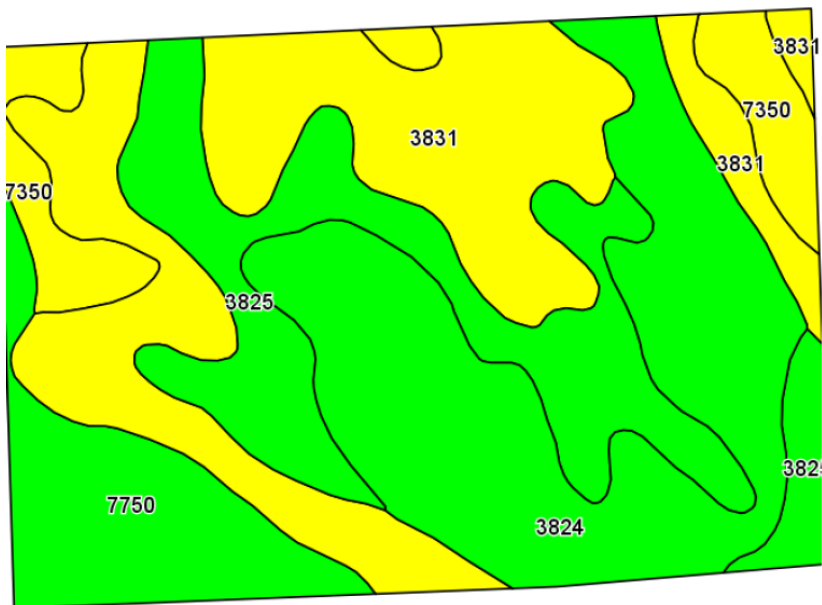
Parcel 1



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
3824	Crete silt loam, 0 to 1 percent slopes	92.98	58.5%		IIs	IIs
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	31.62	19.9%		IIle	IIle
3825	Crete silt loam, 1 to 3 percent slopes	16.01	10.1%		Ile	Ile
3820	Butler silt loam, 0 to 1 percent slopes	10.68	6.7%		IIw	IIw
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	7.70	4.8%		IIle	IVe

Parcel 2



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	76.28	32.0%		IIle	IIle
3824	Crete silt loam, 0 to 1 percent slopes	68.73	28.9%		IIs	IIs
3825	Crete silt loam, 1 to 3 percent slopes	49.99	21.0%		Ile	Ile
7750	Nodaway silt loam, occasionally flooded	25.69	10.8%		IIw	IIw
7350	Malmo clay, 3 to 11 percent slopes, eroded	17.45	7.3%		IVe	

Parcel 1

Well Registration: G-121382 Completion Date: April 2003 @ 800 gpm
Well Depth: 340 ft Static Water Level: 132 ft
Pumping Level: 320 ft Column: 8 in

Amarillo Gearhead 6:5 Lima Generator
4 cylinder Cummins turbo diesel; 1,000 gal fuel tank
2004 Reinke Pivot, 7 tower with drop nozzles

Pivot irrigated, corners are non-irrigated cropland.



Parcel 2

Well Registration: G-34196 Completion Date: June 2004 @ 500 gpm
Well Depth: 165 ft Static Water Level: 57 ft
Pumping Level: 160 ft Column: 6 in

US Motors Gearhead 1:1
6 cylinder Chevrolet propane; propane tank
2011 Reinke Pivot, 8 tower Rotophase Converter
Aluminum gated pipe with trailer

Pivot & gravity irrigated, non-irrigated cropland, balance in rangeland.

