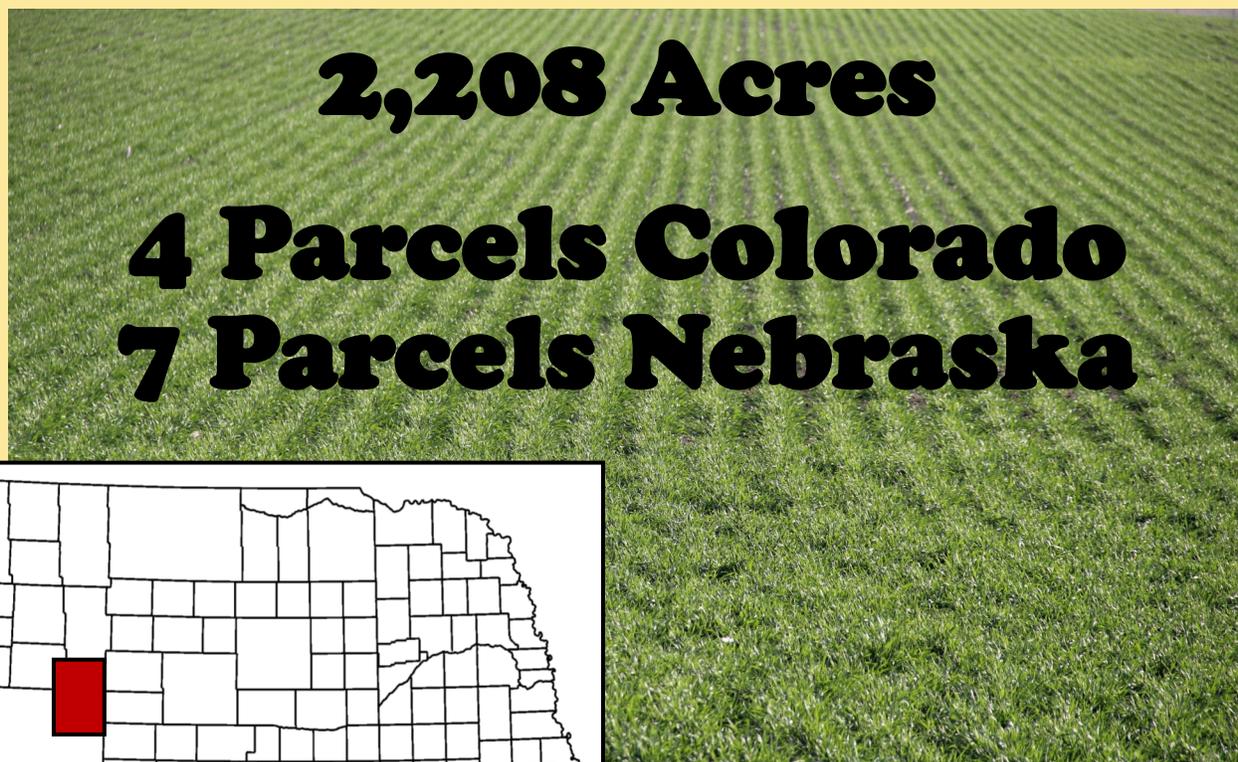


CLJ Farms, Inc ***offerer at*** ***Private Auction***

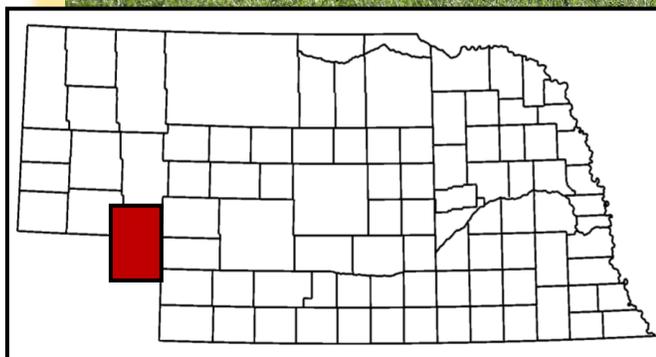
Dryland Cropland

**Deuel - Garden County, Nebraska
Sedgwick County, Colorado**

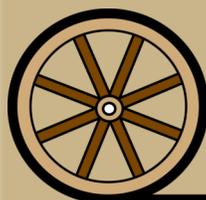


2,208 Acres

**4 Parcels Colorado
7 Parcels Nebraska**



Offered Exclusively By:



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

NORTH PLATTE OFFICE
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240

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.



Seller: CLJ Farms, Inc.

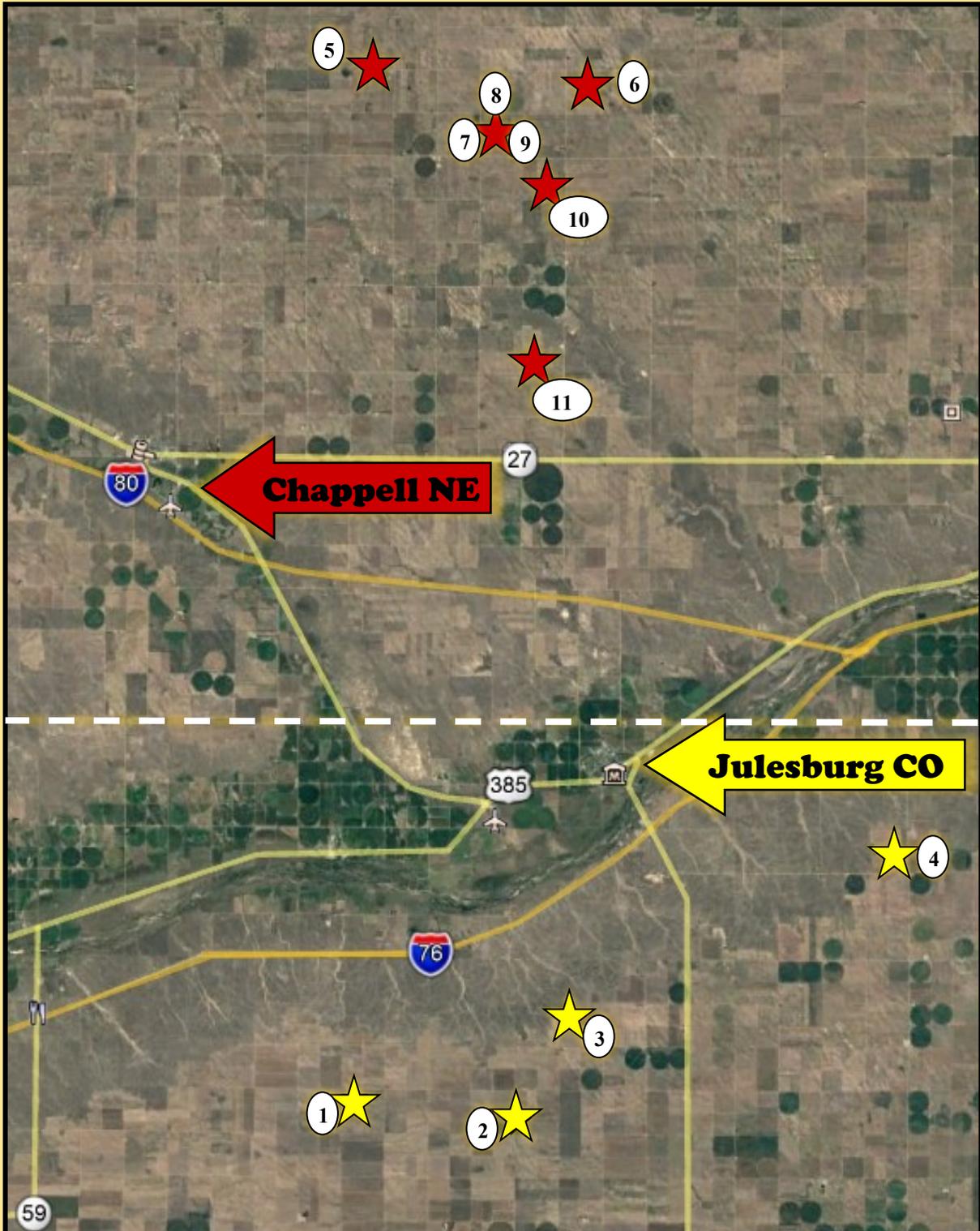
**John Childears 308/539-4450 licensed in Colorado & Nebraska
licensed in Nebraska**

Don Walker 308/764-7175 Mike Polk 308/539-4446

Chase Dodson, Roger Luehrs, Tony Eggleston, Bruce Dodson, Brian Reynolds, Brad Atkins, Jerry Weaver

Agri Affiliates North Platte 308/534-9240

www.agriaffiliates.com



Terms & Conditions

Terms - The CLJ auction previously scheduled for March 25 has been converted to a **Private Auction** starting immediately. A 15% earnest deposit is required at signing of the Purchase Agreement. Balance of the purchase price payable in certified funds at Closing on or before June 25, 2020. **There is no contingency for financing.** Seller 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/Buyer. The property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. Property sells in "as-is" condition; no warranty is expressed or implied as to the adequacy of any portion of the property.

Private Auction - Parcels will be offered individually or in groups of your choosing. This auction format allows you to place your bid by telephone or email. Our salesmen will then provide you a written Purchase Agreement for your signature. The offer form can be sent by email; you may raise your bid as you desire; this sale brochure includes an **Asking Price** for each parcel. **Bidding may continue through May 15 or extended by Seller; Seller may accept any offer at any time; Seller desires to have all contracts fully completed prior to May 21. A full price offer does not guarantee that you will buy the parcel.**

Possession - at Closing subject to existing lease on growing winter wheat, 1/3 Landlord share including 1/3 of the fertilizer costs. Buyer obtains possession of stubble areas immediately upon Seller signing sales contract; if Buyer does not Close Buyer shall forfeit all right, title, interest in any spraying or fallow work completed.

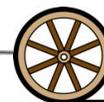
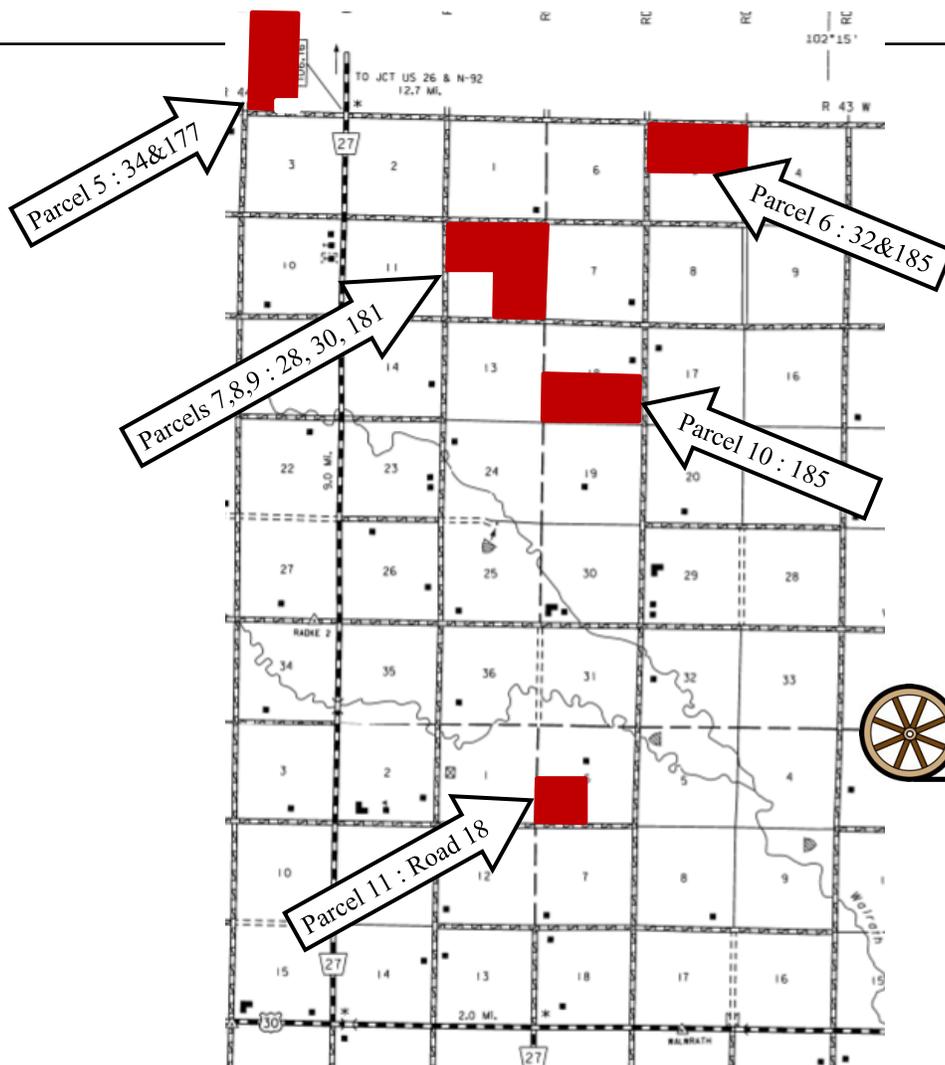
Taxes - 2019 real estate taxes paid by Seller; all 2020 taxes by Buyer.

Minerals - All owned oil, gas, and mineral rights pass to Buyer.

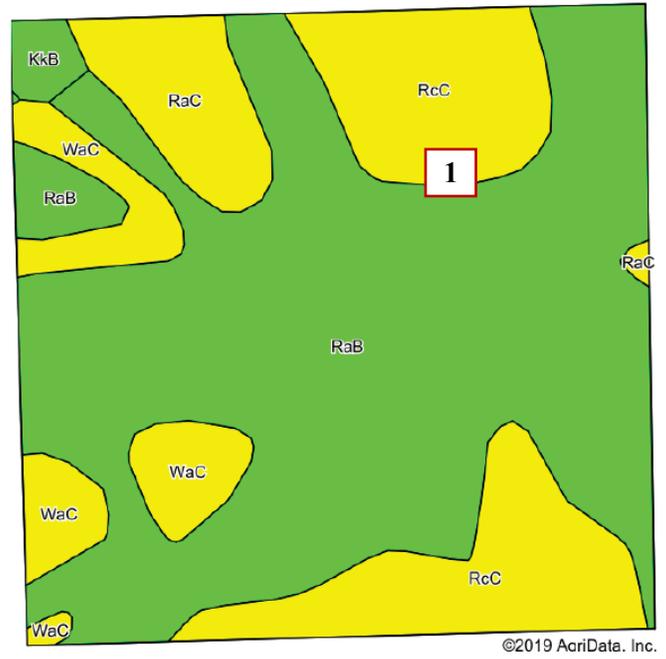
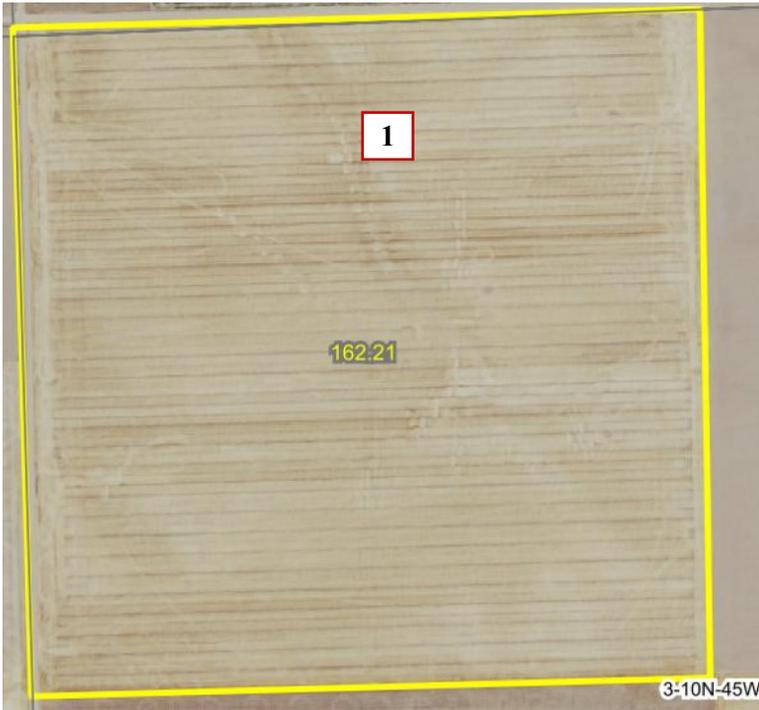
Acreages - Reported acreages were obtained from the respective County USDA-FSA office & County Assessor. No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries, and county road easement.

NRD - The property in Nebraska is located in and subject to rules and regulations of the South Platte NRD.

Previous Public Auction has been converted to a Private Auction



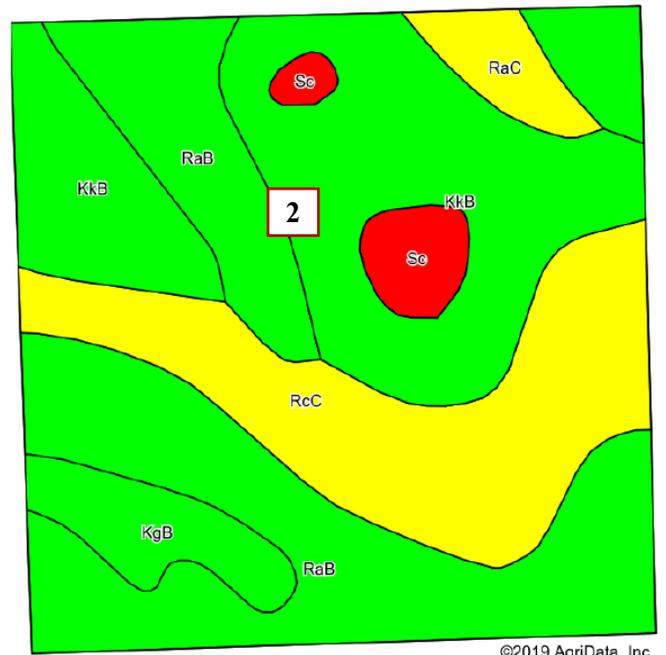
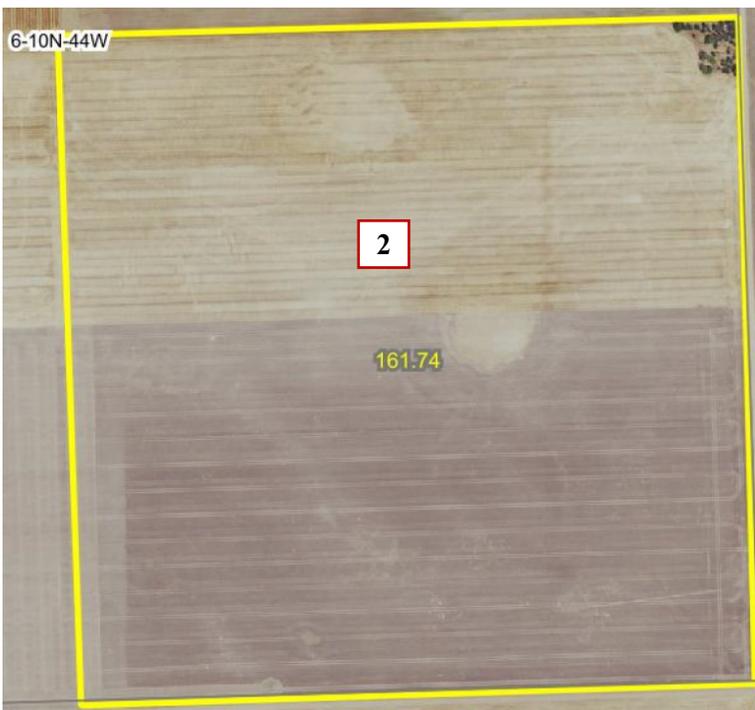
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

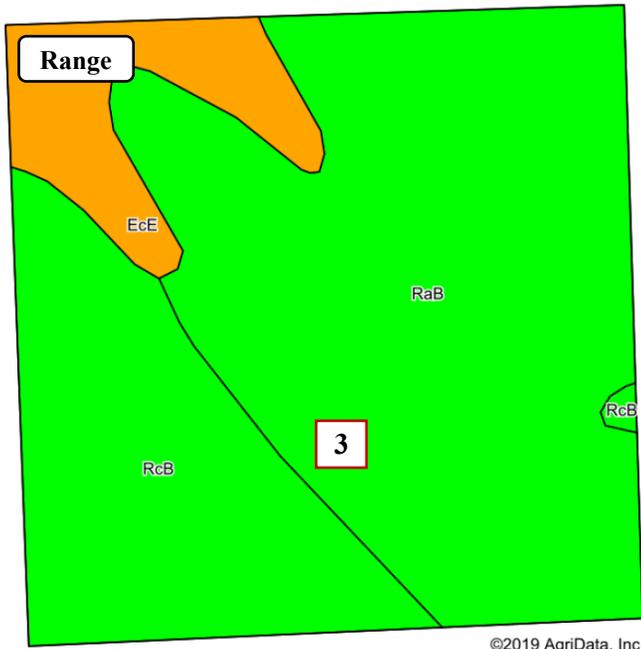


Colorado

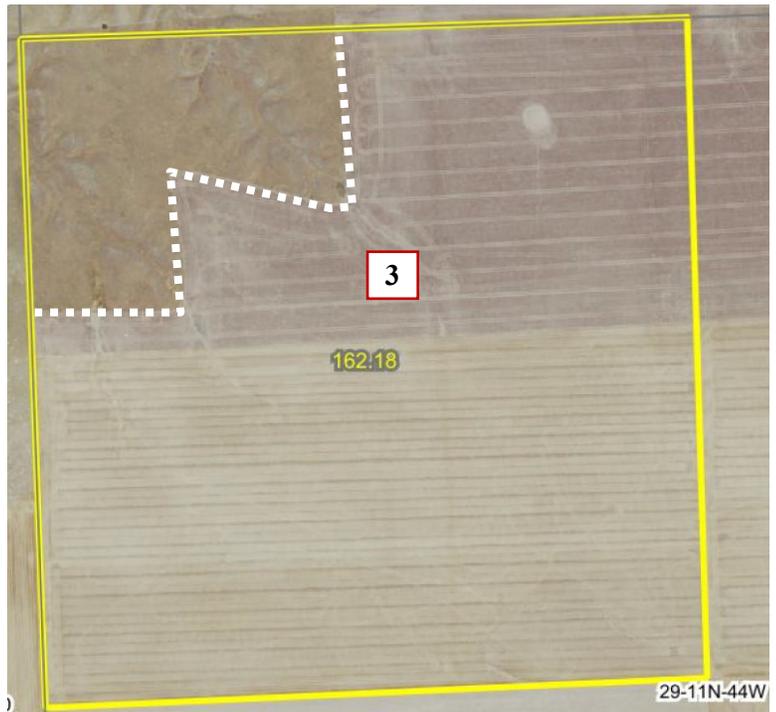
Parcel 1 above: NW1/4 Section 3-T10N-R45W Sedgwick County, bordered on north by Road 20, on west by Road 31. RaB and KkB soils are Class II (66%), remainder Class III. 159.9 tax assessed acres, 2019 Taxes \$750. Level to very gently undulating terrain with excellent gravel road access 1 mile east of oiled road #29 south of Ovid. Entirely wheat stubble; 100% possession. FSA: 93.8 wheat Base Acres @ 42 bu PLC. [Asking Price \\$208,000.](#)

Parcel 2 below: SE1/4 Section 6-T10N-R44W Sedgwick County, bordered on east by Road 39, on south by Road 18. RaB, KgB & KkB soils are Class II (72%), remainder Class III & VII. 159 tax assessed acres, 2019 Taxes \$620. Level to gently undulating terrain with excellent gravel road access. FSA: 93.3 wheat Base Acres @ 42 bu PLC. N1/2 stubble; S1/2 planted wheat - wheat subject to lease with Landlord 1/3 share. [Asking Price \\$183,000.](#)





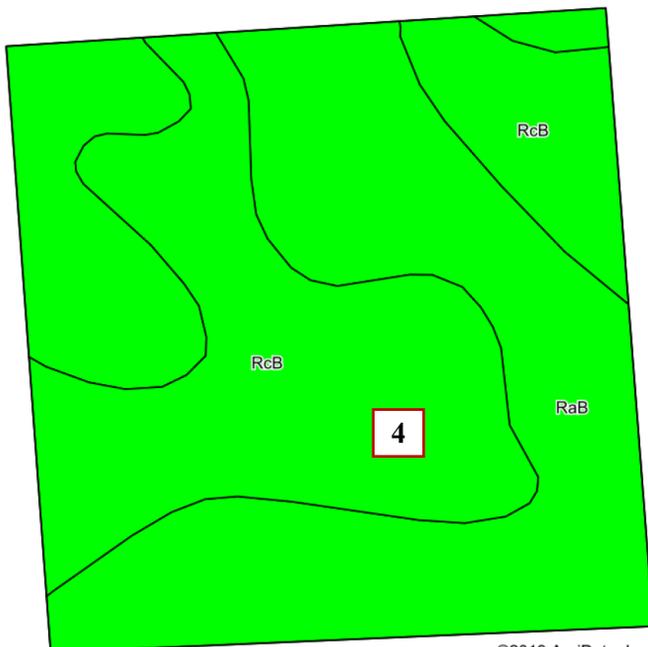
©2019 AcriData, Inc.



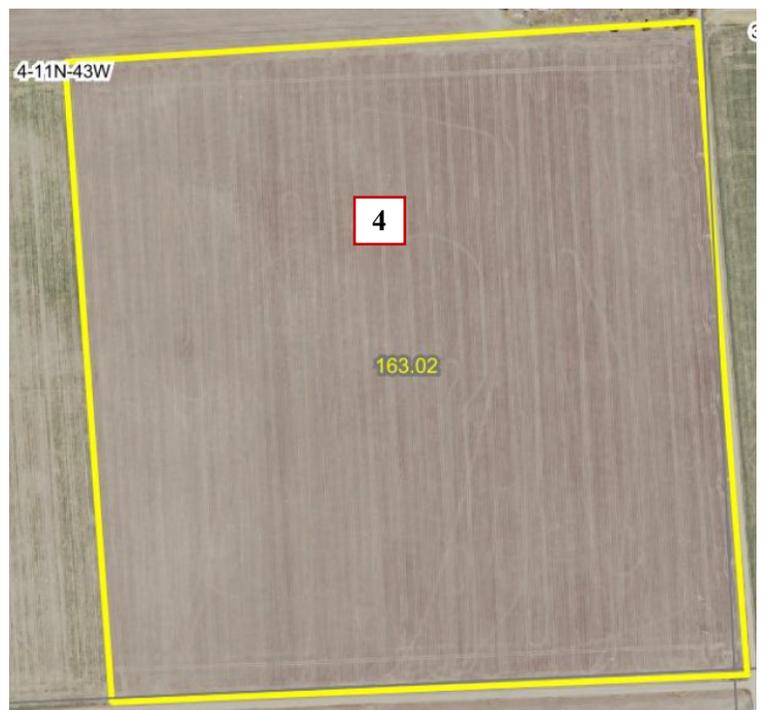
Colorado

Parcel 3 above: NW1/4 Section 29-T11N-R44W Sedgwick County, 1/2 mile west of excellent Roads 24 / 41. RaB and RcB soils are Class II (cropland 100%). 160 tax assessed acres, 2019 Taxes \$500. Level to very gently undulating terrain, 140 acres cropland, entire parcel in growing wheat - subject to 1/3 share. FSA: 81.5 wheat Base Acres @ 42 bu PLC. Asking Price \$155,000; contingent upon Seller providing legal access.

Parcel 4 below: SE1/4 Section 4-T11N-R43W Sedgwick County, bordered on the east by Road 55, on south by Road 30. RaB & RcB soils are 100% Class II. 165 tax assessed acres, 2019 Taxes \$615. Level to very gently undulating terrain with excellent gravel road access. Entirely stubble; 100% possession to Buyer. FSA: 96.1 wheat Base Acres @ 42 bu PLC. Asking Price \$214,500.

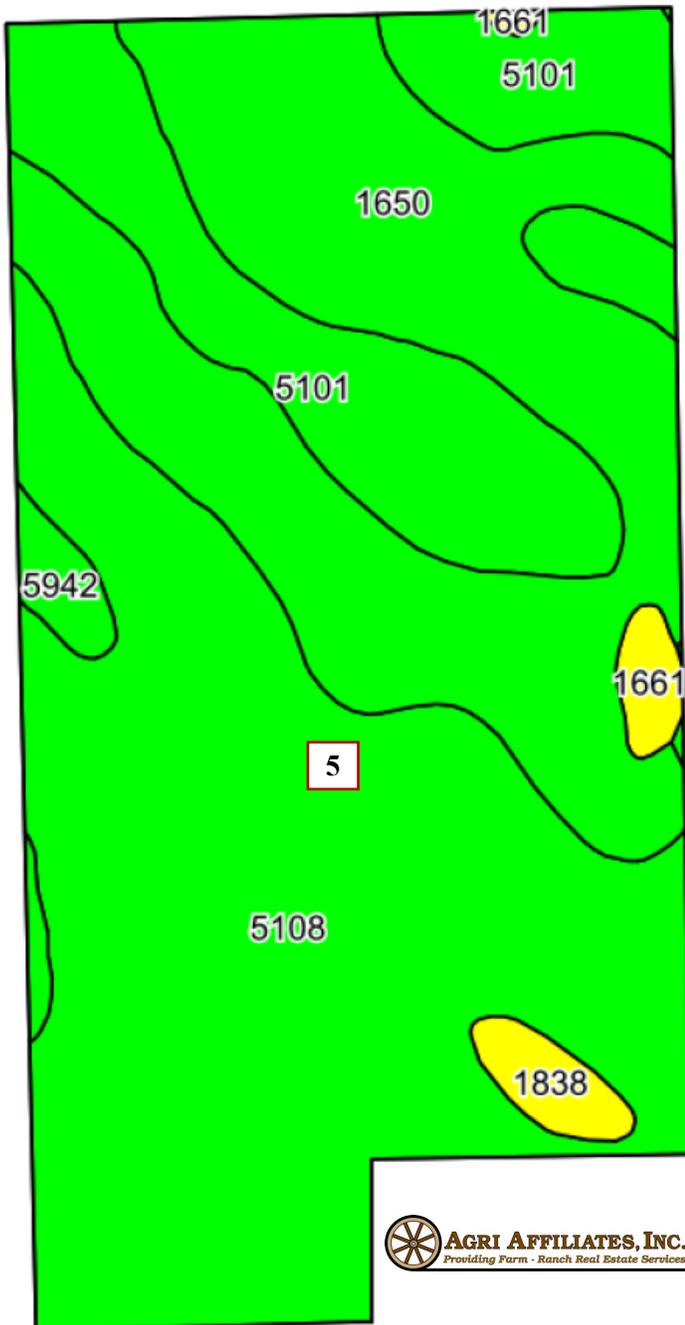


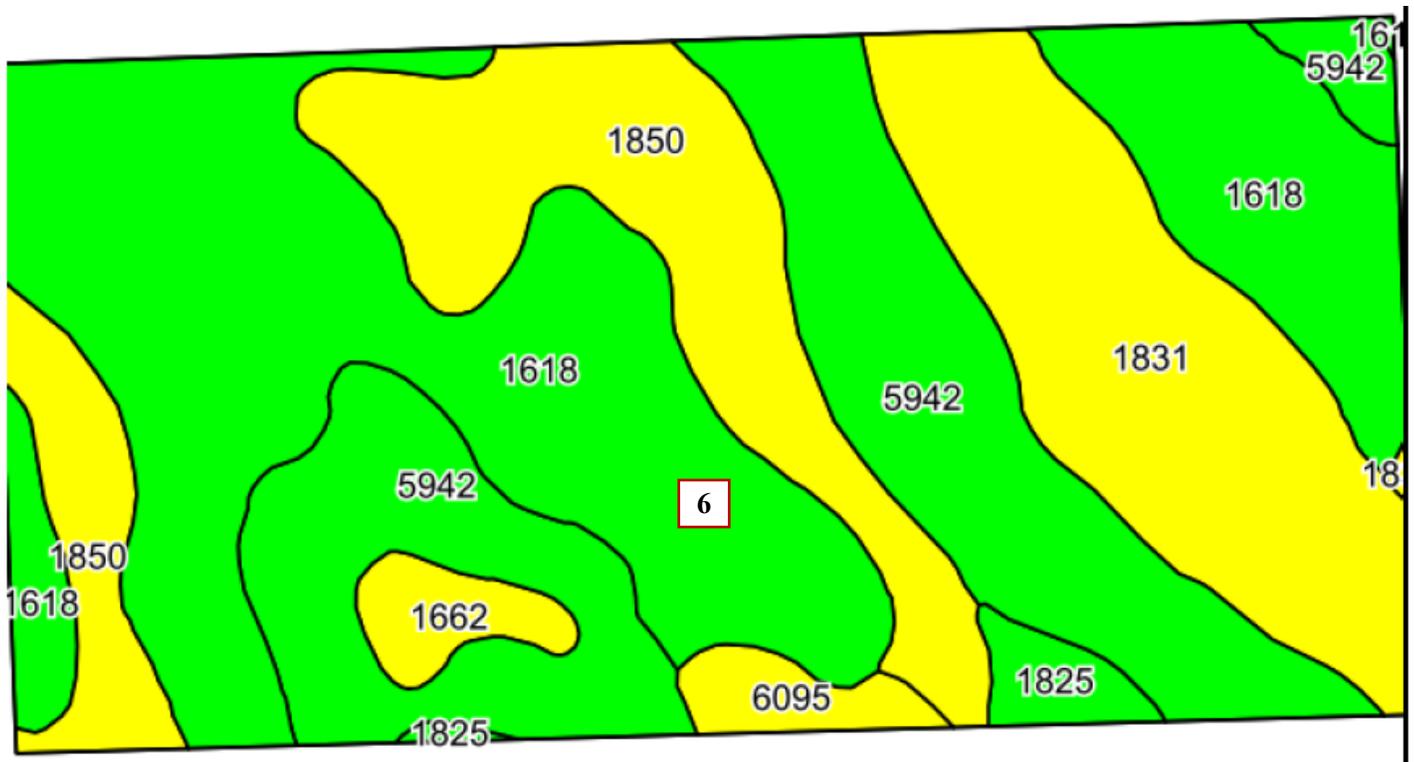
©2019 AcriData, Inc.



Nebraska

Parcel 5 below: W1/2 except a tract Section 34-T15N-R44W Garden County. Road 34 on north, Road 177 west. Soils virtually 100% Class II Alliance-Kuma-Duroc. 299.7 tax assessed acres, 2019 Taxes \$2,802. Nearly level terrain with excellent gravel road access 1 mile west of oiled NE#27. S1/2 stubble, N1/2 planted wheat - wheat subject to lease with Landlord 1/3 share. FSA: 178.8 wheat Base Acres @ 38 bu PLC.
Asking Price \$270,000.





Nebraska

Parcel 6 above: N1/2 Section 5-T14N-R43W Deuel County, county Road 32 on north, Road 185 on west. 1618 & 5942 soils are Class II, 1850 IV, 1831 soil is CRP. 318 tax assessed acres, 2019 Taxes \$3,016. 280 acres cropland varies undulating to gently rolling. West is stubble, 1831 soils are rangeland, growing wheat on east plateau - subject to lease with Landlord 1/3 share. FSA: 161.5 wheat Base Acres @ 38 bu PLC; 20.7 corn @ 114 bu. CRP contract 337B to 9/30/25 with 27.3 acres @ \$34.20 (100% to Owner). Asking Price \$260,000.

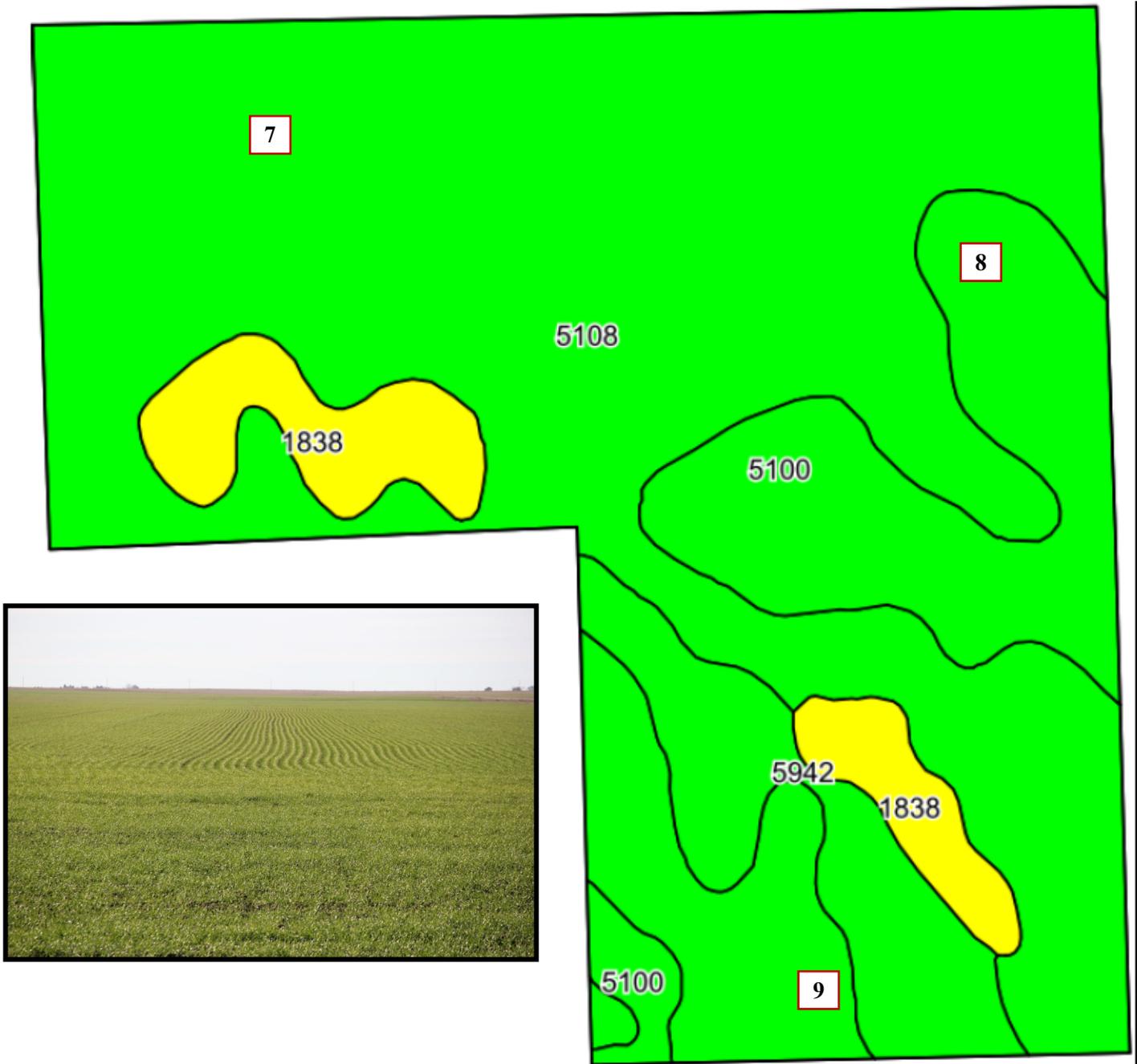
Nebraska

Parcel 7 below: NW1/4 Section 12-T14N-R44W Deuel County, with road 30 on north, Road 181 to west. Soils 94% Class II Alliance, 5% Class III. 160 tax assessed acres, 2019 Taxes \$1,585. Nearly level terrain with excellent gravel road access 1 mile east of oiled NE#27. S1/2 planted wheat - subject to Landlord 1/3 share, N1/2 stubble. FSA: 96.4 wheat Base Acres @ 38 bu PLC. [Asking Price \\$150,000.](#)



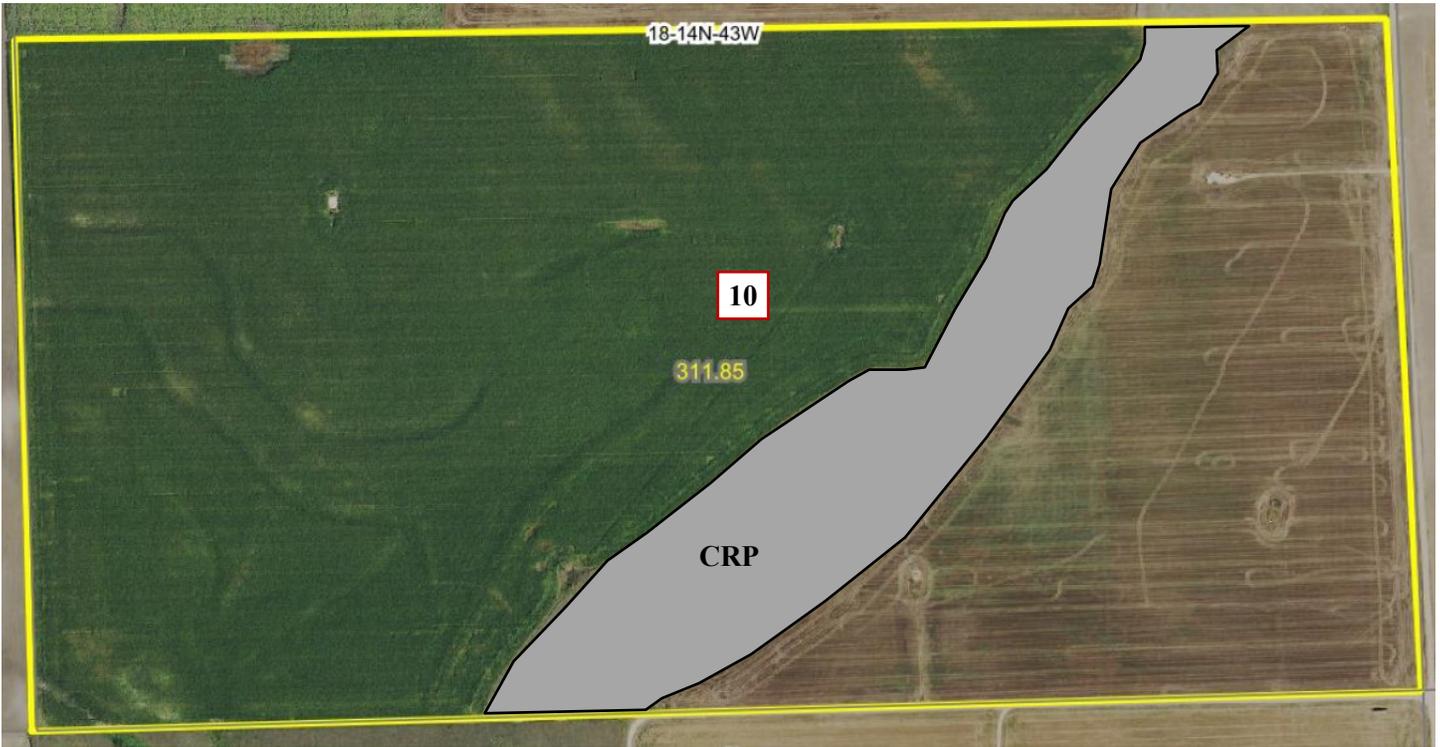
Nebraska

Parcel 8 above: NE1/4 Section 12-T14N-R44W Deuel County, Road 30 on the north. Soils 100% Class II Alliance loam, 1-3% slopes. 160 tax assessed acres, 2019 Taxes \$1,585. Nearly level terrain with excellent gravel road access 1.5 mile east of NE#27. S1/2 planted wheat - subject to Landlord 1/3 share, N1/2 stubble. FSA: 96.4 wheat Base Acres @ 38 bu PLC. [Asking Price \\$155,000.](#)



Nebraska

Parcel 9 to left: SE1/4 Section 12-T14N-R44W Deuel County, Road 28 on south.
 Soils 95 % Class II Alliance loam, 5% Class III. 160 tax assessed acres, 2019 Taxes \$1,585.
 Nearly level to gently undulating terrain with road access 1.5 mile east of NE#27. E1/2 planted wheat - subject to Landlord 1/3 share, W1/2 stubble. FSA: 90.1 wheat Base Acres @ 39 bu PLC; 11.6 corn @ 114 bu.
Asking Price \$150,000.

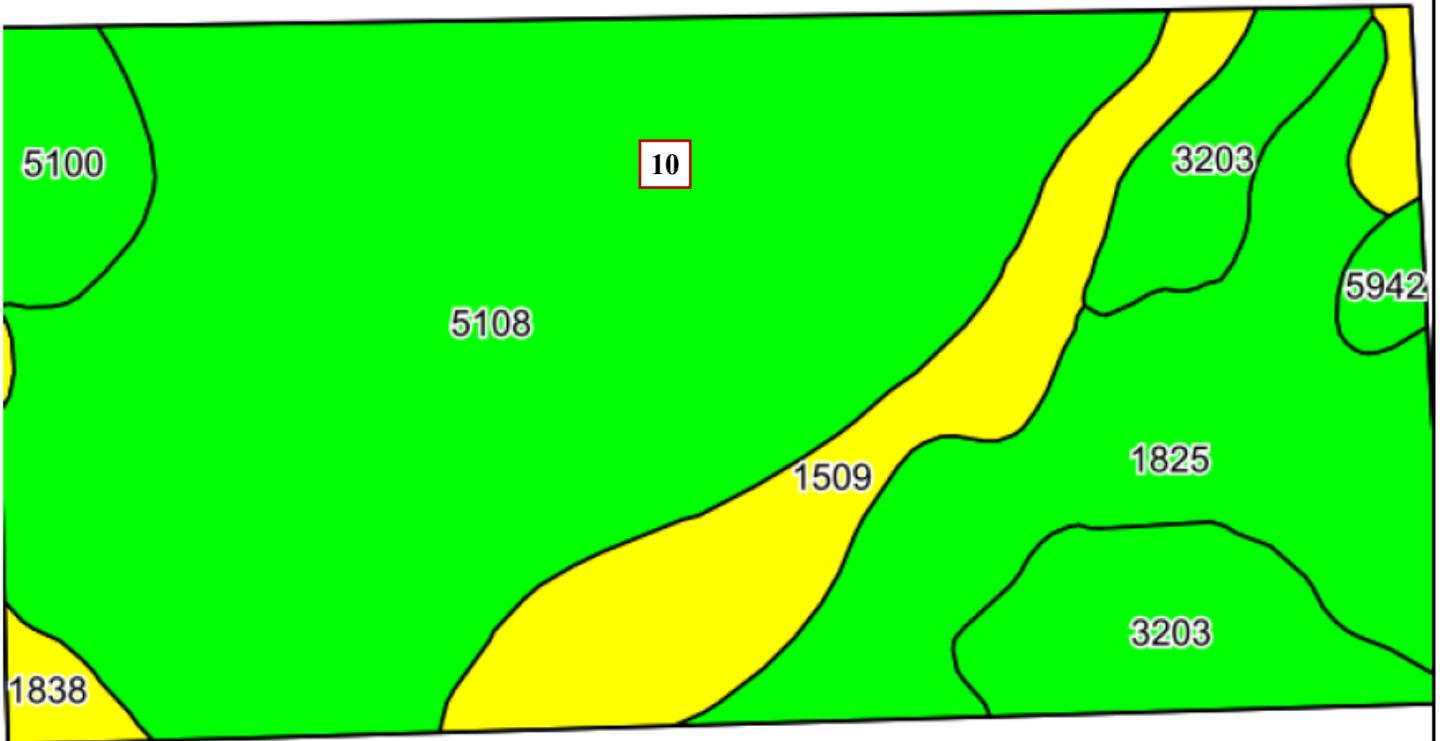


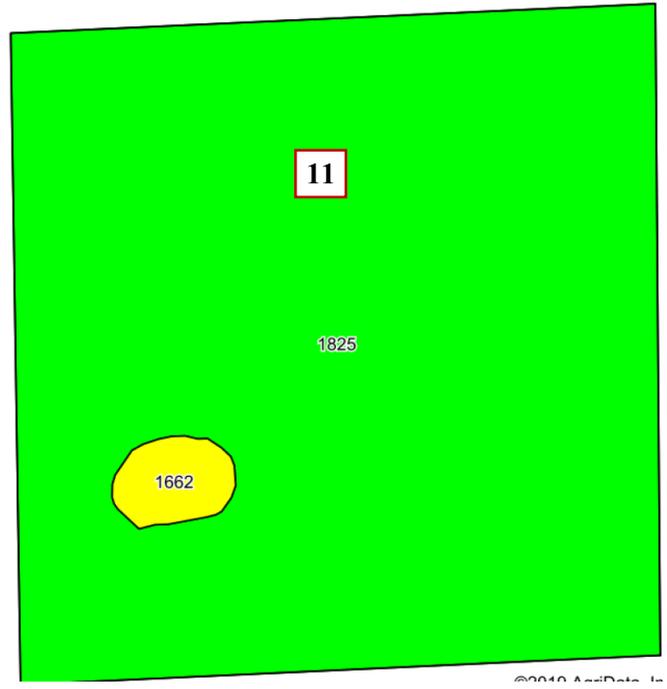
Nebraska

Parcel 10: S1/2 Section 18-T14N-R43W Deuel County, county Road 185 on east.

1509 soils are rangeland SW to NE. Cropland soils 100% Class II. 316 tax assessed acres, 2019 Taxes \$3,092.

Cropland varies level on east to sloping on west. Excellent gravel road. East end stubble, growing wheat west side - subject to Landlord 1/3 share; full possession on stubble areas. FSA: 132.3 wheat Base Acres @ 38 bu PLC; 36.5 corn @ 114 bu. CRP contract 338B to 9/30/25 with 35.2 acres @ \$31.79 (100% to Owner). **Asking Price \$266,000.**





Nebraska

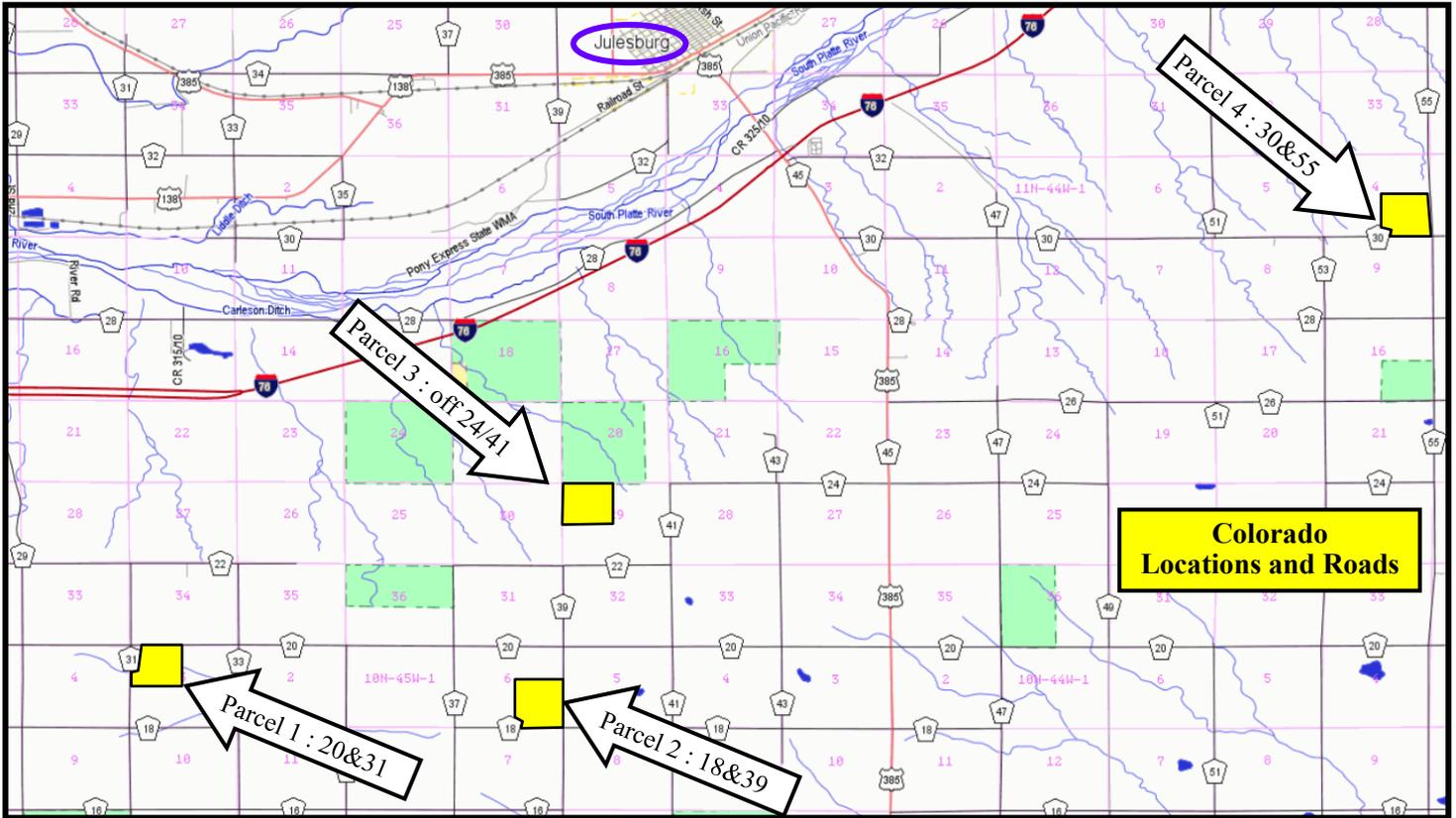
Parcel 11 above: SW1/4 Section 6-T13N-R43W Deuel County, bordered on south by Road 18 just 2 miles east of NE#27. 98% one soil - Class II, remainder Class III. 150.8 tax assessed acres, 2019 Taxes \$1,509. Sloping - undulating terrain. County road on south. Entire property in growing wheat subject to Lease with Landlord 1/3 share. FSA: 25.3 wheat Base Acres @ 44 bu PLC; 50.6 corn @ 114 bu. Asking Price \$144,000.



AGRI AFFILIATES

Farm, Ranch & Recreational Properties

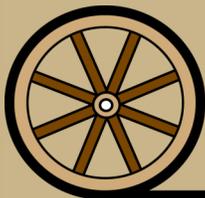
CLJ Farms, Inc. at Private Auction



Contact:

John Childears (308) 539-4450 **Colorado & Nebraska**
Nebraska: Mike Polk (308) 539-4446 **Don Walker (308) 764-7175**

Offered Exclusively By:



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

NORTH PLATTE OFFICE
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

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.

