

# LAND AUCTION

**THURSDAY • JANUARY 21, 2021**

**1:00 P.M. - Chase County Fairgrounds - Imperial, NE  
OFFERING 9 PARCELS + 2 COMBINATIONS**

**FORTKAMP ESTATE**

**Chase & Dundy Counties, Nebraska**



*Offered Exclusively By:*

**AGRI AFFILIATES, INC.**

*Providing Farm - Ranch Real Estate Services*

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.

**NORTH PLATTE OFFICE**

P.O. Box 1166

401 Halligan Drive

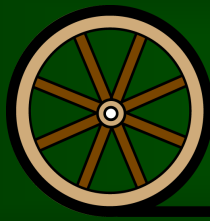
North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**



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## **PROCEDURES**

Real Estate **Absolute Auction for Nina Fortkamp Estate, Rick Einspahr, PR.** The property will be offered in 9 parcels with 2 combinations. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates 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 March 3, 2021. **There is no contingency for financing.** Sellers to convey title by Personal Representative 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 a **Absolute Auction**.

**Possession** - Full possession at Closing.

**Taxes** - Seller to pay 2020 real estate taxes. Buyer to pay all 2021 taxes.

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

**Acreages** - No warranty is expressed or implied as to exact acres included in the parcels. Legal description is subject to existing fence and field boundaries.

**Internet Online Bidding** - Bidding online will be offered to buyers at [agriaffiliates.bidwrangler.com/ui](http://agriaffiliates.bidwrangler.com/ui). Buyer will set up bidder account, user name and password in the Bid Wrangler platform. 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 Auction**.



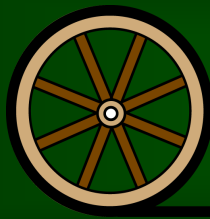
Listing Agent:

**Bruce Dodson 308.539.4455**

Brian Reynolds, Mike Polk, Chase Dodson, Mike Wilken, Don Walker  
Dallas Dodson, Brad Atkins, Tony Eggleston

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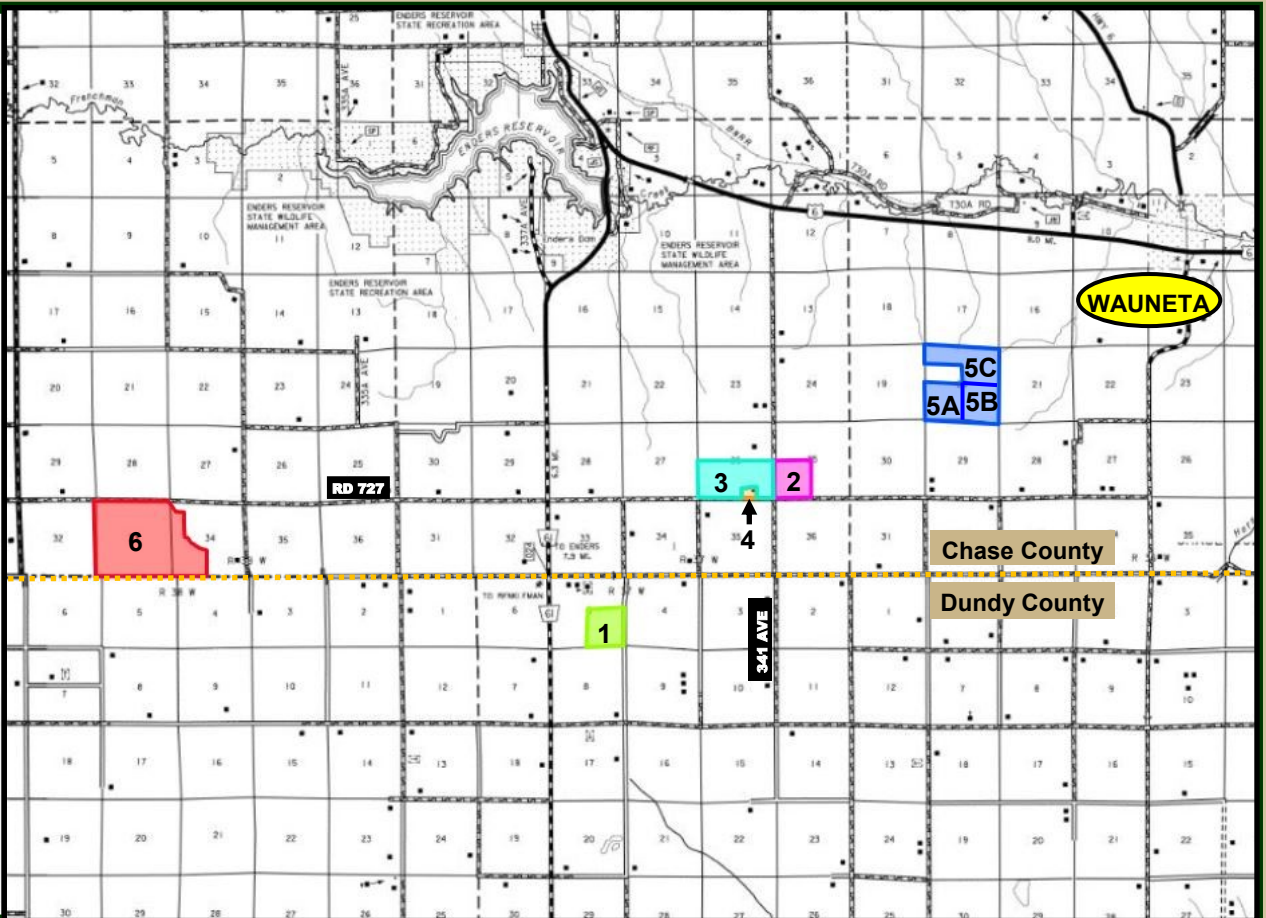
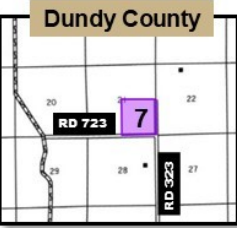


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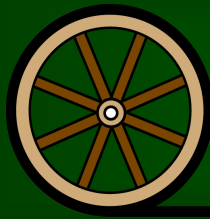
## PARCEL LOCATION MAP

### 9 Parcels - Chase & Dundy Counties, NE



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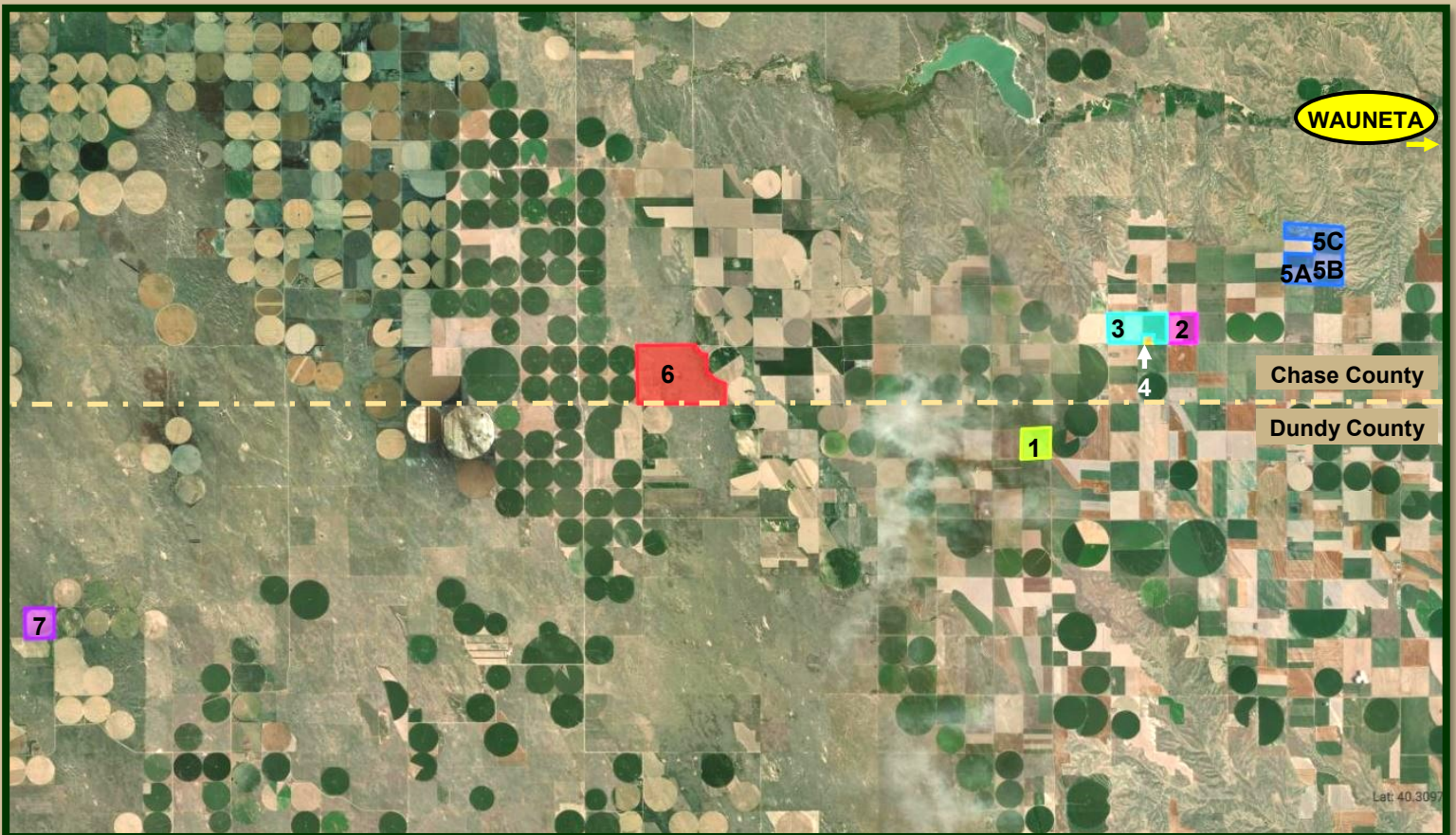


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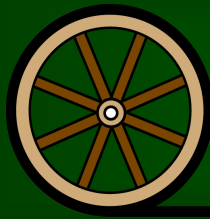
## **PARCEL LOCATION MAP**

### **9 Parcels + 2 Combinations - Chase & Dundy Counties**



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## PARCEL 1

**LEGAL DESCRIPTION:** SE1/4 Section 5-T4N-R37W of the 6th P.M., Dundy County, Nebraska

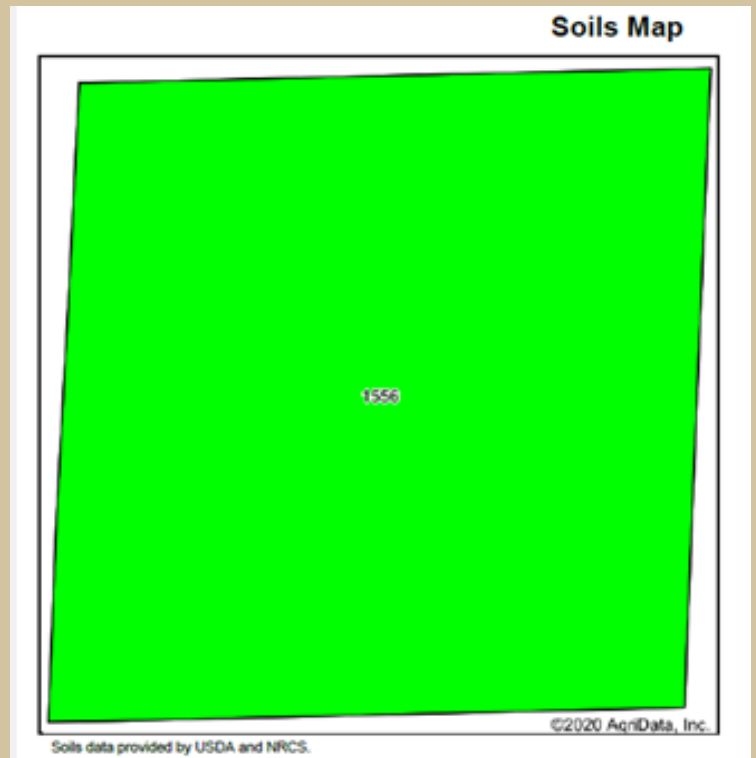
**TAXES & ACRES:** 160 taxed acres - 2020 taxes \$2,662.34

**FSA INFORMATION:** 155 acres dry cropland; Wheat base 84 ac. @ 46 bu./ac.; Corn base 4.2 ac. @ 117 bu./ac.

**SOILS:** Outstanding soils of 100%, Class II Blackwood Loam, 0-1% slope

**ACCESS:** County road access along the east side of property.

**COMMENTS:** Excellent quarter section of dry cropland that has outstanding Blackwood soils and flat channel terracing to compliment these soils.

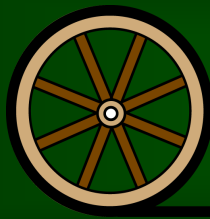


Area Symbol: NE057, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Winter wheat fallow
1556	Blackwood loam, 0 to 1 percent slopes	155.01	100.0%		IIc	49	50
<b>Weighted Average</b>						<b>49</b>	<b>50</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





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## PARCEL 2

**LEGAL DESCRIPTION:** SW1/4 Section 25-T5N-R37W of the 6th P.M., Chase County, Nebraska

**TAXES & ACRES:** 160 taxed acres - 2020 taxes \$2,149.22

**FSA INFORMATION:** Est. 158.6 FSA cropland acres. Est. Wheat base 85.97 ac. @ 46 bu./ac.;

Corn base 4.38 ac. @ 117 bu./ac.

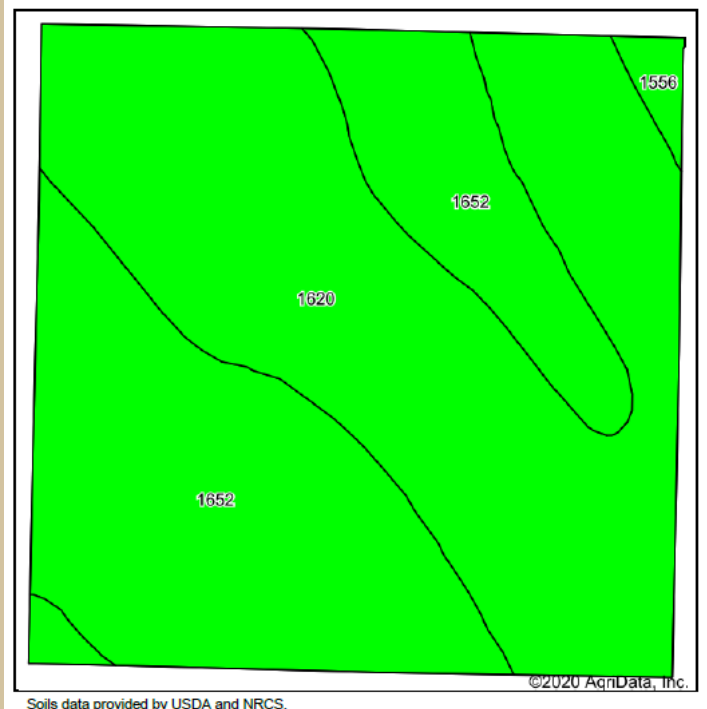
**SOILS:** Excellent Class II Keith, Kuma & Blackwood silt loam, 0-3% slope

**ACCESS:** Excellent county road access along south and west sides of property.

**COMMENTS:** Very productive dryland quarter section.



**Soils Map**



Soils data provided by USDA and NRCS.

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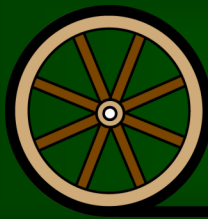
Area Symbol: NE029, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Winter wheat	Winter wheat fallow
1620	Keith silt loam, 1 to 3 percent slopes	87.91	55.4%		Ile			
1652	Kuma silt loam, 0 to 1 percent slopes	68.78	43.4%		Ilc		39	
1556	Blackwood loam, 0 to 1 percent slopes	1.94	1.2%		Ilc	49		50
Weighted Average						0.6	16.9	0.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





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## PARCEL 3



**LEGAL DESCRIPTION:** The S1/2 Section 26-T5N-R37W of the 6th P.M., Chase County, Nebraska, *except a surveyed improvement tract of approximately 20 acres*

**TAXES & ACRES:** Est. 300 taxed acres - Estimated 2020 taxes \$4,062.

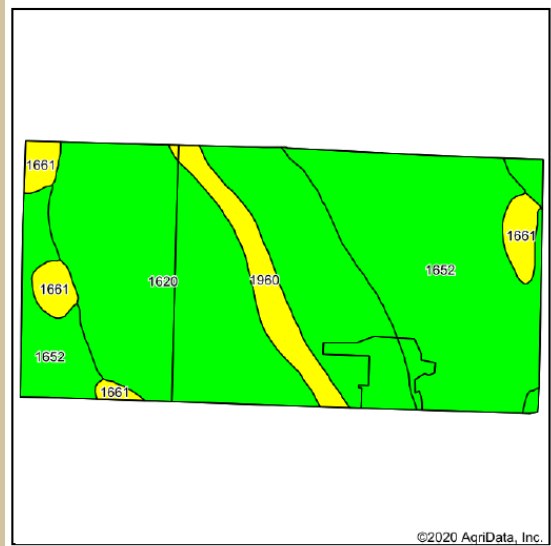
**FSA INFORMATION:** Est. 206 ac. dry cropland, 94 ac. pasture. Est. Wheat base 116.2 ac. @ 46 bu./ac.; Corn base 5.9 ac. @117 bu./ac.

**SOILS:** Cropland soils are 88.7% Class II Keith & Kuma silt loams

**ACCESS:** Access on CR 727 along the south side of property.

**COMMENTS:** Very desirable dry cropland in a progressive farming community.

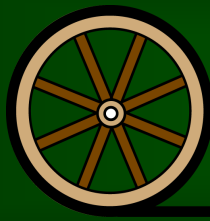
Soils Map



Area Symbol: NF029, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Winter wheat
1620	Keith silt loam, 1 to 3 percent slopes	164.69	51.5%		Ile	
1652	Kuma silt loam, 0 to 1 percent slopes	121.38	38.0%		Ilc	39
1960	Buffalo Park silt loam, 3 to 6 percent slopes	17.86	5.6%		Ive	5
1661	Lodgepole silt loam, frequently ponded	15.75	4.9%		IIIw	
Weighted Average						15.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





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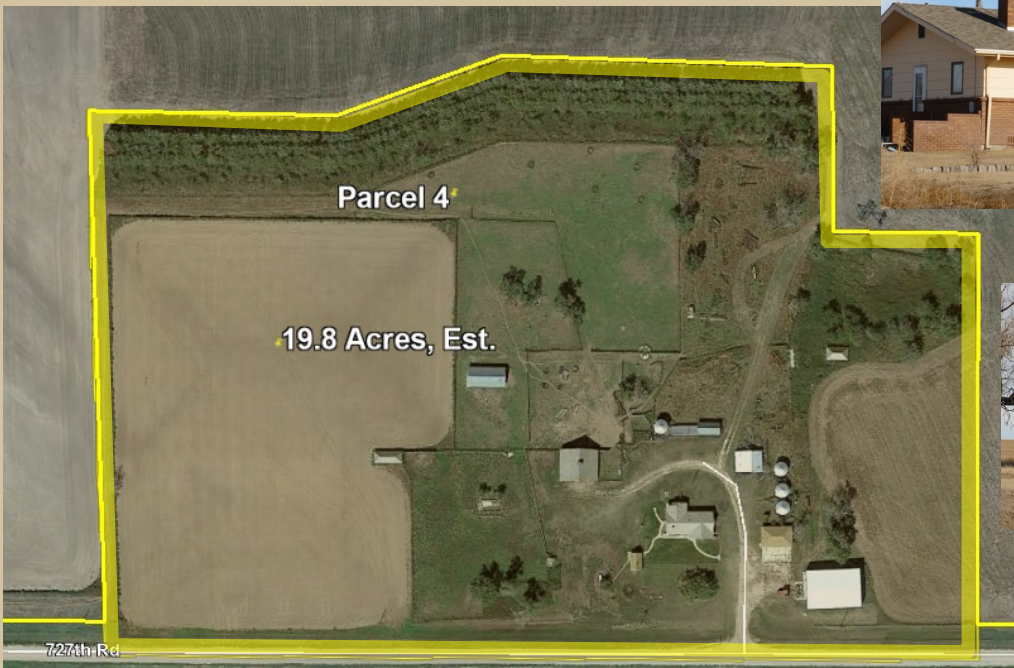
## PARCEL 4

**LEGAL DESCRIPTION:** A surveyed tract of approximately 20 acres located in the S1/2SE1/4 Section 26-T5N-R37W of the 6th P.M., Chase County, Nebraska

**TAXES & ACRES:** Est. 20 taxed acres - Est. 2020 taxes \$2,822

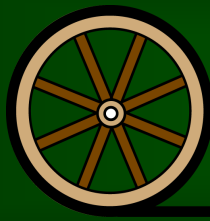
**HOME:** Chase County Assessor shows a 1980 house with 1,688 sq. ft. on main floor, 1,608 sq. ft. basement of which 1,114 sq. ft. is finished. The house has 2 bedrooms, 3 bathrooms on main floor with partially finished basement.

**OUT BUILDINGS:** 50'X72'X14' Farm Implement Building, 26'X40' Detached Garage, 26'X50' Shed, 40'X48' Barn and numerous other outbuildings.



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## COMBINATION 1

**LEGAL DESCRIPTION:** The S1/2 Section 26-T5N-R37W of the 6th P.M., Chase County, Nebraska

**TAXES & ACRES:** Est. 320 taxed acres - Est. 2020 taxes \$6,883.68

**FSA INFORMATION:** Est. 206 ac. dry cropland, 94 ac. pasture. Est. Wheat base 116.2 ac. @ 46 bu./ac.;  
Corn base 5.9 ac. @117 bu./ac.

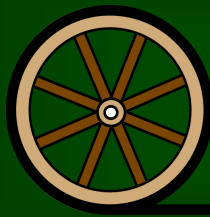
**SOILS:** Cropland soils are 88.7% Class II Keith & Kuma silt loams

**ACCESS:** Access on CR 727 along the south side of property.



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## PARCEL 5A

**LEGAL DESCRIPTION:** SW1/4 of Section 20-T5N-R36W of the 6th P.M., Chase County, Nebraska

**TAXES & ACRES:** 160 taxed acres - 2020 taxes \$2,176.76

**FSA INFORMATION:** 154 FSA cropland acres. Wheat base 83.51 ac. @ 46 bu./ac.;

Corn base 4.26 ac. @ 117 bu./ac.

**SOILS:** Cropland is 100% Class II Blackwood loam, 0-1% slope

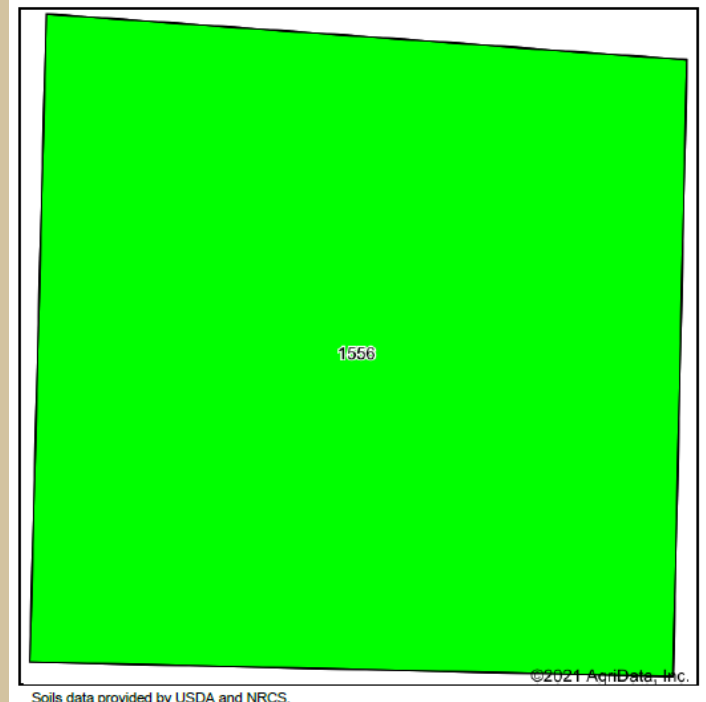
**ACCESS:** Trail road access to the SW corner of property.

**COMMENTS:** Outstanding dry cropland with nearly 100% Blackwood loam soils - very productive farmland.

*Reservation of a 30' access easement along the south boundary to the SE1/4 Section 20-T5N-R36W.*



Soils Map

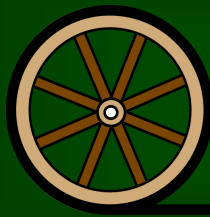


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Winter wheat fallow
1556	Blackwood loam, 0 to 1 percent slopes	153.44	100.0%		IIc	49	50
Weighted Average						49	50

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





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## PARCEL 5B

**LEGAL DESCRIPTION:** SE1/4 of Section 20-T5N-R36W of the 6th P.M., Chase County, Nebraska

**TAXES & ACRES:** 160 taxed acres - Estimated 2020 taxes \$2,156

**FSA INFORMATION:** 154 FSA cropland acres. Wheat base 83.6 ac. @ 46 bu./ac.;

Corn base 4.2 ac. @ 117 bu./ac.

**SOILS:** Cropland is 98% Class II Blackwood loam, mostly 0-1% slope

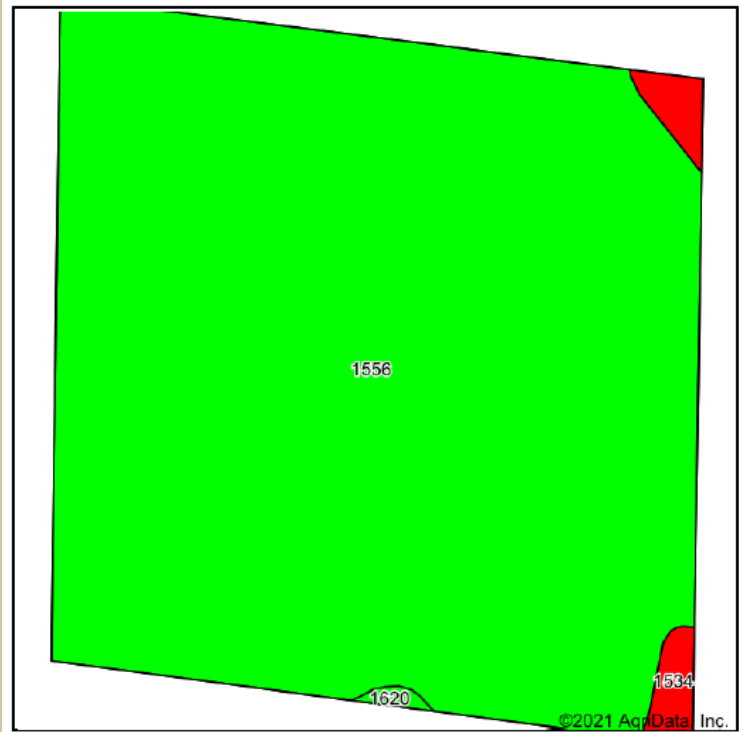
**ACCESS:** Trail road access to the SW corner of property.

**COMMENTS:** Outstanding dry cropland with 98% Blackwood loam soils - very productive farmland.

*Reservation of a 30' access easement north along the west boundary to the NE1/4 Section 20-T5N-R36W.*



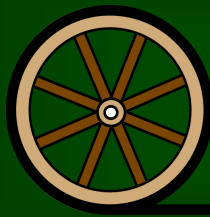
Soils Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Winter wheat fallow
1556	Blackwood loam, 0 to 1 percent slopes	151.59	97.8%		IIc	49	50
1534	Sulco silt loam, 30 to 60 percent slopes	2.97	1.9%		VIIe		
1620	Keith silt loam, 1 to 3 percent slopes	0.39	0.3%		IIe		
Weighted Average						47.9	48.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





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## PARCEL 5C

**LEGAL DESCRIPTION:** NE1/4, N1/2NW1/4 of Section 20-T5N-R36W of the 6th P.M., Chase County, Nebraska

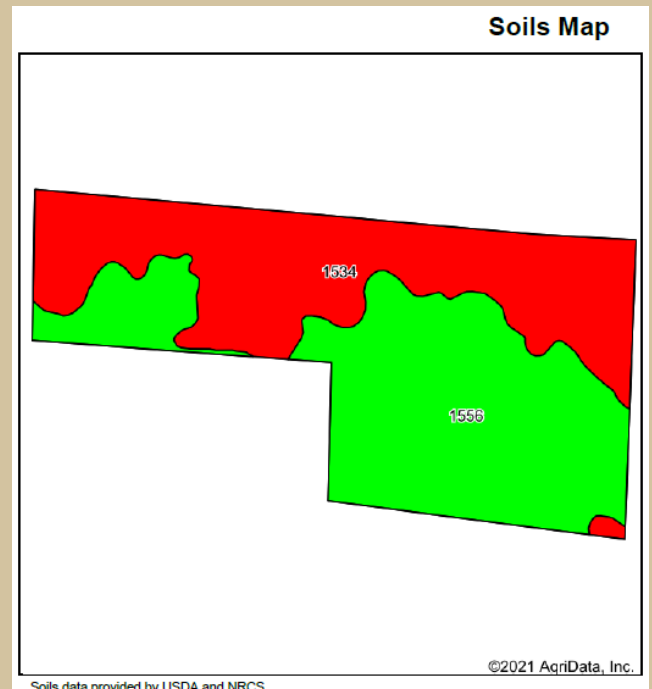
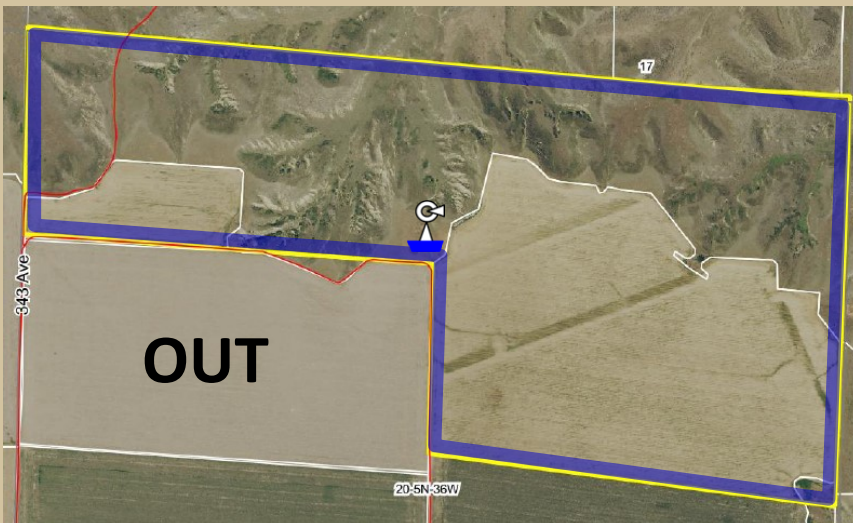
**TAXES & ACRES:** Estimated 240 taxed acres - Estimated 2020 taxes \$2,453

**FSA INFORMATION:** 104.4 FSA cropland acres and 124 rangeland acres. Wheat base 56.61 ac. @ 46 bu./ac.; Corn base 2.89 ac. @ 117 bu./ac.

**SOILS:** Cropland is mostly Class II Blackwood loam, mostly 0-1% slope

**ACCESS:** Trail road access to the SW corner of the NE1/4 Section 20-T5N-R36W.

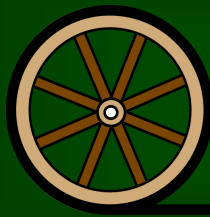
**COMMENTS:** Productive dry cropland with hardland range. Livestock water is provided by a windmill located in the south-central part of the rangeland.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Winter wheat fallow
1556	Blackwood loam, 0 to 1 percent slopes	120.90	53.2%		IIc	49	50
1534	Sulco silt loam, 30 to 60 percent slopes	106.25	46.8%		VIIe		
Weighted Average						26.1	26.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





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## COMBINATION 2

**LEGAL DESCRIPTION:** E1/2, N1/2NW1/4, SW1/4 of Section 20-T5N-R36W of the 6th P.M.,  
Chase County, Nebraska

**TAXES & ACRES:** 560 taxed acres - 2020 taxes \$6,789.86

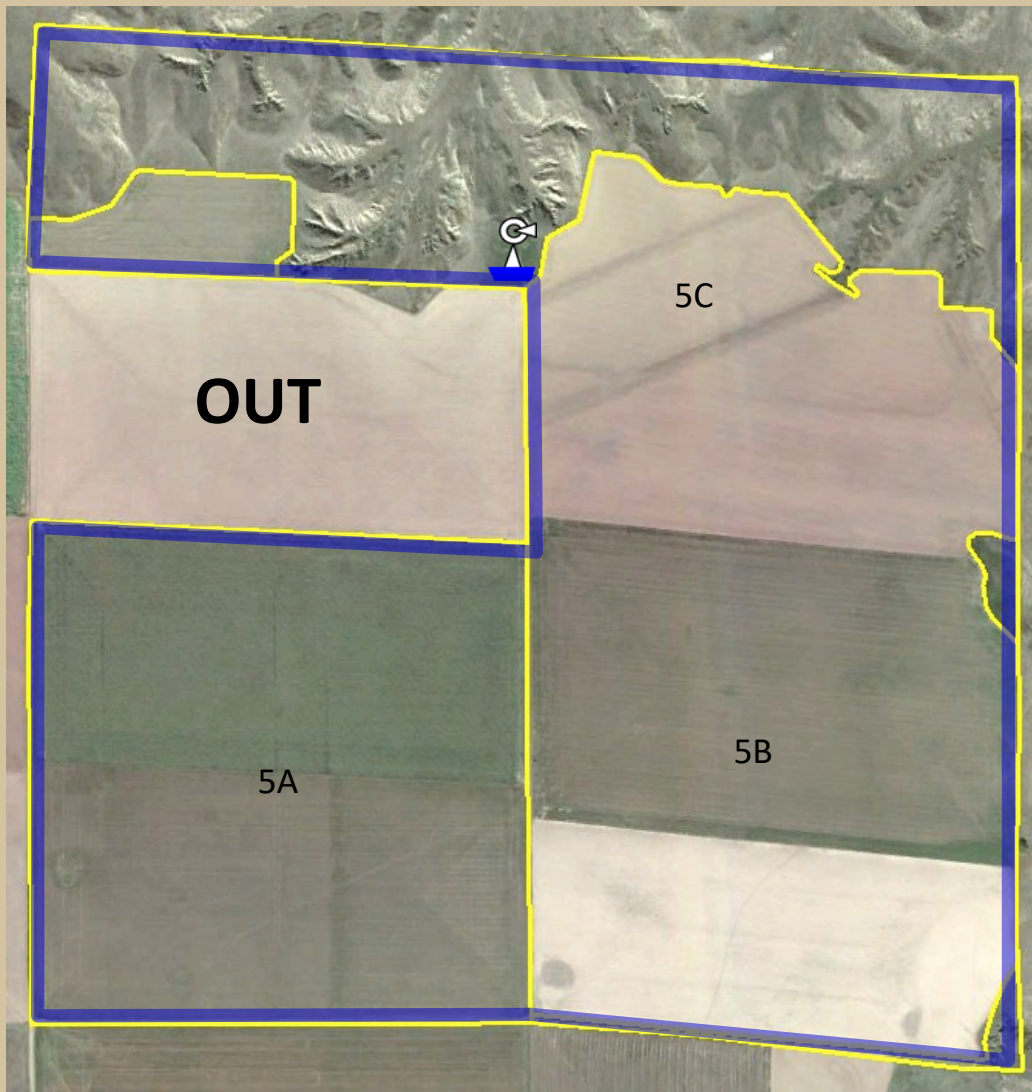
**FSA INFORMATION:** 412.78 FSA cropland acres and 124 rangeland acres.

Wheat base 223.79 ac. @ 46 bu./ac.; Corn base 11.41 ac. @ 117 bu./ac.

**SOILS:** Cropland is 99% Class II Blackwood loam, mostly 0-1% slope

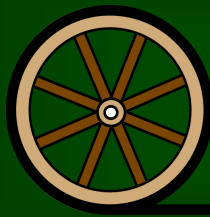
**ACCESS:** Trail road access to the SW corner of property.

**COMMENTS:** Outstanding dry cropland with nearly 100% Blackwood loam soils - very productive farmland.



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## PARCEL 6

**LEGAL DESCRIPTION:** All Section 33-T5N-R38W and surveyed tracts in the NW1/4 and SW1/4 Section 34-T5N-R38W of the 6th P.M., Chase County, Nebraska

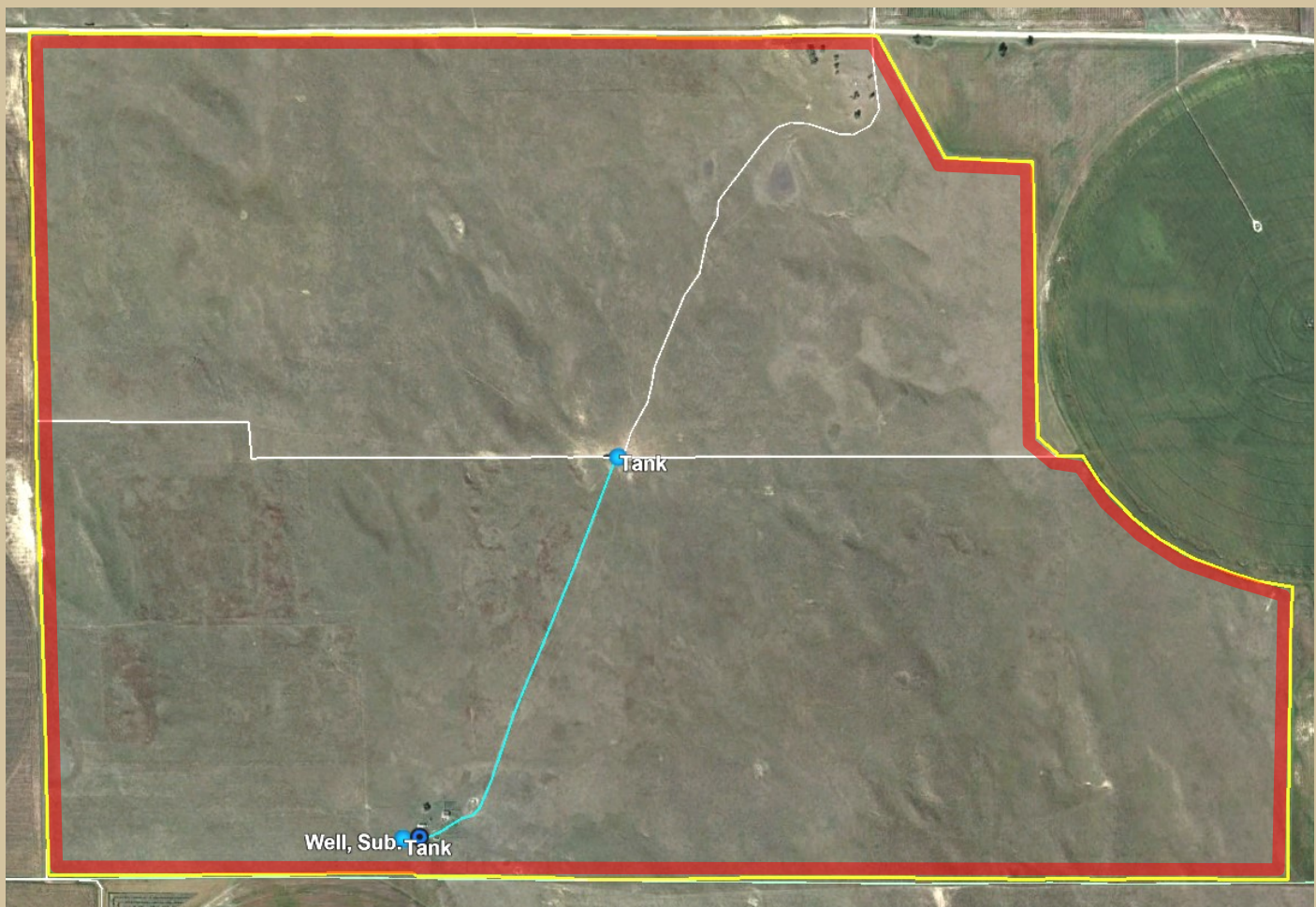
**TAXES & ACRES:** 827 taxed acres - 2020 taxes \$4,347.92

**FSA INFORMATION:** FSA/NRCS shows a total of 813 acres with 75.8 acres considered cropland however tract is entirely rangeland at this time. Wheat base 41 ac. @ 46 bu./ac.; Corn base 2.1 ac. @ 117 bu./ac.

**FENCE & WATER:** Fence is nearly all 4-wire barbed wire on wood posts, cross fenced into two pastures. Submersible well with 2 pipeline tanks.

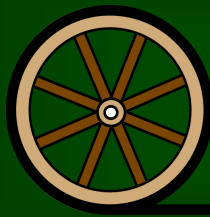
**ACCESS:** Access on CR 727 along the north side of property.

**COMMENTS:** Very nice pasture that is cross fenced with submersible well and pipeline tanks. Rangeland is in excellent condition.



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## PARCEL 7

**LEGAL DESCRIPTION:** SE1/4 Section 21-T4N-R40W of the 6th P.M., Dundy County, Nebraska

**TAXES & ACRES:** 160 taxed-2020 taxes \$3,715.18, plus \$1,319 Occupation tax

**FSA INFORMATION:** 150.1 cropland acres and 7.4 rangeland acres; Corn base 143.6 ac. @145 bu. PLC

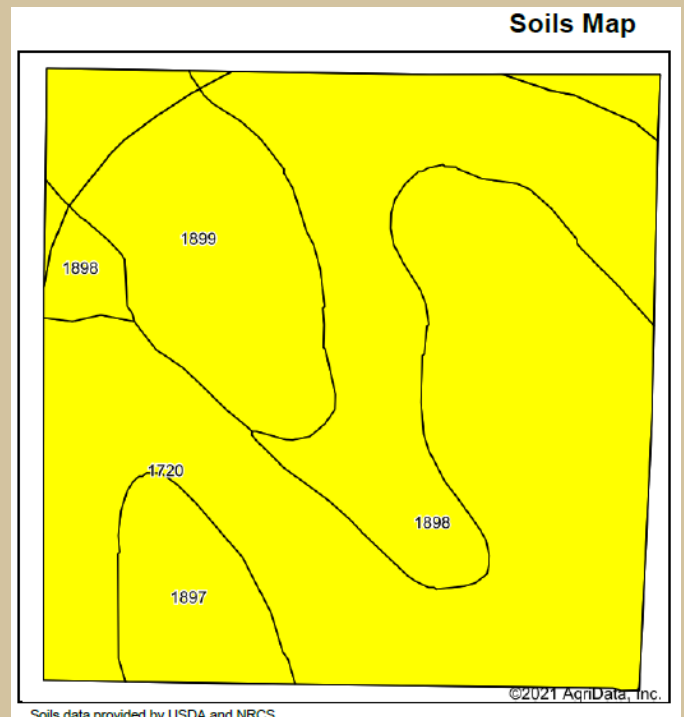
**WATER RIGHTS:** Well Reg. #G-048216 drilled in 1975 to 330 ft. and test pumped 2,332 GPM from 130 ft. at time of drilling. Upper Republican NRD shows 131.9 certified irrigated acres with 29.69 inches remaining in the allocation period ending December 2022.

**IRRIGATION EQUIPMENT:** 8-tower Zimmatic pivot; Western Land Roller turbine pump; 75HP electric motor; and AB panel

**SOILS:** Cropland soils are Class IV Overlake and Valent sands

**ACCESS:** County road access along the south & east sides of property.

**COMMENTS:** Cased stock well at pivot point site.



Code	Soil Description	Acres	Percent of field	Irr class Legend	Irr Class *c	Corn	Corn Irrigated
1720	Overlake sand, 0 to 3 percent slopes	73.98	47.0%		Ive	20	98
1898	Valent sand, 3 to 9 percent slopes	44.33	28.1%		Ive		
1899	Valent sand, rolling	28.16	17.9%		Ive		
1897	Valent sand, 0 to 3 percent slopes	11.04	7.0%		Ive		
Weighted Average						9.4	46

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





**Jerry Weaver**  
Broker / Management  
jerry@agriaffiliates.com  
308/539-4456



**Tony Eggleston**  
Appraisal / Sales  
tony@agriaffiliates.com  
308/530-6200



**Mike Polk**  
Real Estate Sales  
mike@agriaffiliates.com  
308/539-4446



**Bruce Dodson**  
Management / Sales  
bruce@agriaffiliates.com  
308/539-4455



**Dallas Dodson**  
Real Estate Sales  
dallas@agriaffiliates.com  
402/389-0319



**Chase Dodson**  
Management / Sales  
chase@agriaffiliates.com  
308/520-1168



**Don Walker**  
Real Estate Sales  
donw@agriaffiliates.com  
308/764-7175



**Brian Reynolds**  
Management / Sales  
breynolds@agriaffiliates.com  
308/380.5734



**Brad Atkins**  
Real Estate Sales  
batkins@agriaffiliates.com  
308/530-9012



**Roger Luehrs**  
Real Estate Sales  
roger@agriaffiliates.com  
308/631-2506



**Dave Masek**  
Real Estate Sales  
dmasek@agriaffiliates.com  
308/539-5670



**Mike Wilken**  
Appraiser Trainee/Sales  
mwilken@agriaffiliates.com  
402/297-6611



**Bart Woodward**  
Mgmt/Broker/Appraisal  
bart@agriaffiliates.com  
308/233-4605



**Bryan Danburg**  
Management / Sales  
bryan@agriaffiliates.com  
308/380-3488



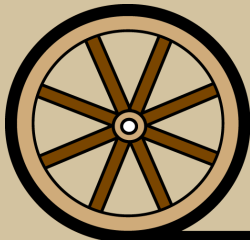
**Adam D Pavelka**  
Management / Sales  
adam@agriaffiliates.com  
402/984-7744



**Erica Adams**  
Sales/Hastings Manager  
erica@agriaffiliates.com  
402/519-2777



**Jeff Parr**  
Management / Sales  
jeffparr@agriaffiliates.com  
402/984-7410



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*“Big Enough to Serve You; Small Enough to Know You!”*