

ABSOLUTE LAND AUCTION

160.57 Acres | Cropland & Pasture Quarter | Clay Co., NE

TUESDAY • MARCH 2, 2021

1:00 PM CST | ADAMS COUNTY FAIRGROUNDS
947 S. BALTIMORE, HASTINGS, 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, on or before April 13, 2021. **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/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 an **Absolute Auction without reserve.**

Possession—Upon signing Purchase Agreement and receipt of earnest deposit.

Minerals—All owned oil, gas, and minerals pass to Buyer.

Taxes—Seller to pay 2020 real estate taxes.

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 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 agriaffiliates.bidwrangler.com without registration.

PROCEDURES & INFORMATION

Absolute Real Estate Auction without reserve for Angela S. Armagost and Barry A. Watts. Purchase Agreement and Title Insurance Commitment are available through Agri Affiliates prior to the auction.

Location—5 miles west, 2 miles north of Deweese, Nebraska; southeast of the intersection of Road C and Road 304.

Legal Description—The Northwest Quarter (NW ¼) of Section Twenty-One (21), Township Five (5) North, Range Eight (8) West of the 6th P.M., Clay County, Nebraska.

Tax-Assessed Acres—160.57 **2020 Taxes**—\$3,169.76

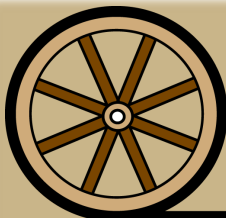
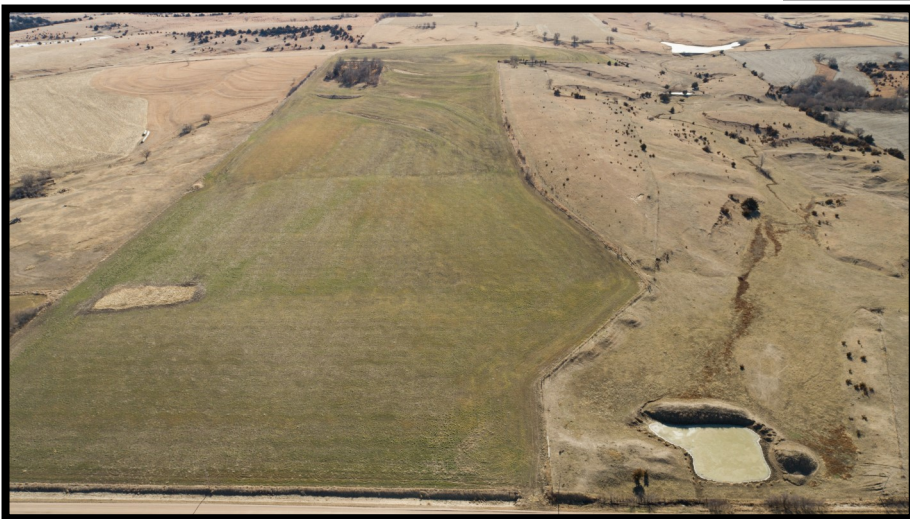
FSA Acres—107.53 FSA cropland acres with 52.60 acres corn base @ 114 bu/acre; 20.80 acres grain sorghum base @ 92 bu/acre; and 4.30 acres soybean base @ 40 bu/acre.

Soils—Soils consist primarily of silt loam and silty clay loam series.

Comments—This quarter section provides a nice balance of hardland pasture with dugout and livestock pond alongside of productive, non-irrigated cropland. Good county road access!

SELLERS

Angela S. Armagost
Barry A. Watts



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.

HASTINGS OFFICE

P.O. Box 519

747 N. Burlington, #310

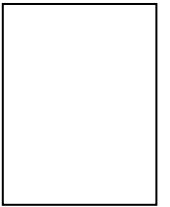
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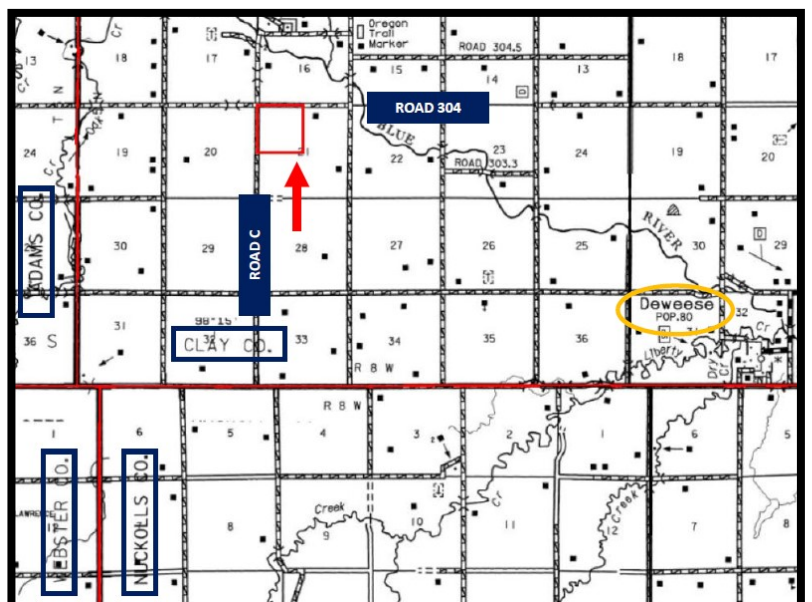
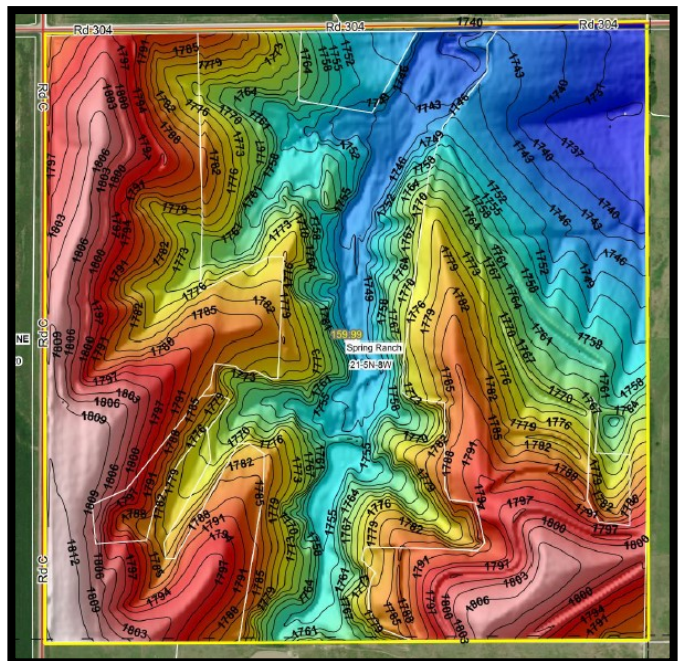




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www.agriaffiliates.com
View aerial video on our website!



LISTING AGENT
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