

# LAND AUCTION

## REFEREE SALE

### THURSDAY • SEPTEMBER 30, 2021

10:00 AM (MDT) Hay Springs HS Auditorium - Hay Springs, NE



4 PARCELS & TOTAL UNIT - SHERIDAN COUNTY, NE



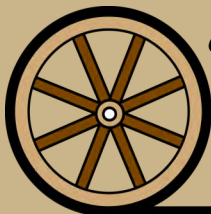
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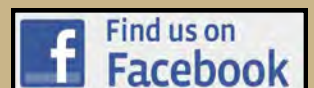
*Offered Exclusively By:*

**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.

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**(308) 534-9240**





# AUCTION INFORMATION

## PROCEDURES

**Court Ordered Absolute Auction without Reserve for John H. Skavdahl, Referee.** The property will be offered in 4 parcels and as a total unit. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

## TERMS & CONDITIONS

**Terms** - This sale is subject to confirmation by the District Court of Sheridan County, NE. This cash sale requires a 10% 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 which shall occur within 10 days of the hearing confirming the sale or by November 1, 2021, whichever is later. There is no contingency for financing. Sellers to convey title by Referee's 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 court ordered Absolute Auction without Reserve.

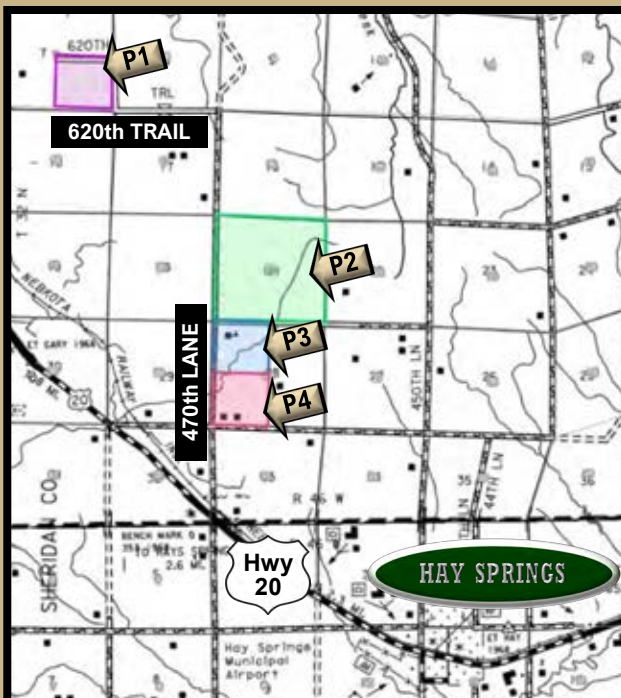
**Possession** - Full possession at Closing, subject to the existing grass lease expiring Nov. 1, 2021 and a farm lease expiring February 28th, 2022.

**Taxes** - Seller to pay all 2021 real estate taxes. Buyer to pay 2022 and future real estate 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 parcel. Legal description is subject to existing fence and field boundaries.

**Internet Online Bidding** - Bidding online will be offered to buyers. To qualify as an online bidder you must first complete a required phone interview with Agri Affiliates and provide bank reference information if requested. Buyer will set up bidder account, user name and password in the online bidder platform. Your final approval as an online bidder must be completed **48 hours prior to the Auction.**



### SELLER

**John H. Skavdahl, Referee**

### LISTING AGENTS

Bruce Dodson 308.539.4455 | Chase Dodson 308.520.1168

Dallas Dodson 402.389.0319

Don Walker, Brad Atkins, Mike Polk, Brian Reynolds



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# PARCEL 1 - 160 ACRES

LEGAL DESCRIPTION: SE1/4 Section 7-T32N-R46W of the 6th P.M., Sheridan County, Nebraska

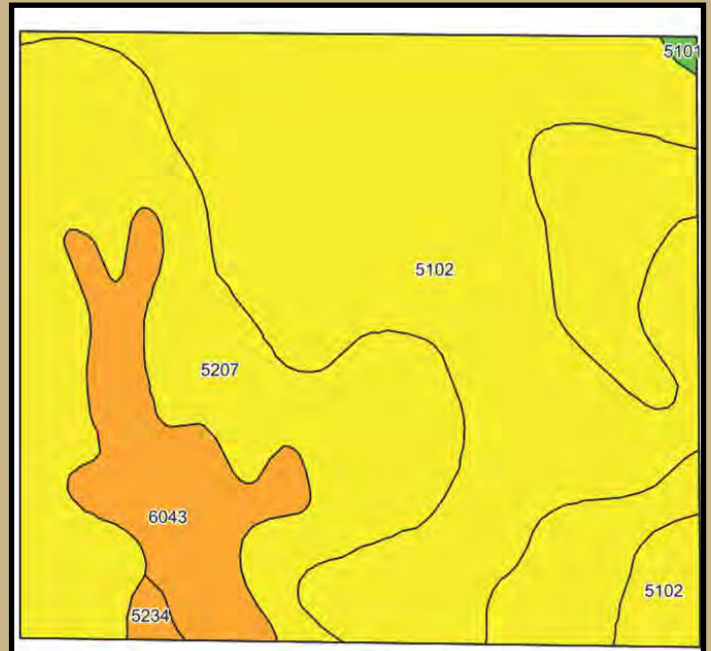
TAXES & ACRES: 160 Tax Assessed Acres - 2020 Real Estate Taxes due in 2021: \$1,254.02

LAND USE: Farmland - 118 acres; Hayland—40 acres

FSA INFO: 137.13 ac. base; Wheat - 50.93 ac. @ 37 ac./bu. Yield; Corn - 7.65 ac. @ 95 bu./ac. yield.

SOILS: 47% Class III, Alliance loam; 41% Class IV, Oglala-Canyon complex soils.

COMMENTS: Productive hay and dry cropland with excellent wildlife habitat and good access with county roads on the east and north boundaries.



Area Symbol: NE161, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Winter wheat	*n NCCPI Corn
5102	Alliance loam, 3 to 6 percent slopes	80.27	47.5%		IIIe	IIIe	1	30	16
5207	Oglala-Canyon complex, 6 to 9 percent slopes	70.17	41.5%		IVe	IVe	1	13	17
6043	Tassel-Ponderosa-Rock outcrop association, 9 to 70 percent slopes	17.30	10.2%		VIe				14
5234	Ponderosa-Tassel-Vetal complex, 6 to 30 percent slopes	0.94	0.6%		VIe				13
5101	Alliance loam, 1 to 3 percent slopes	0.35	0.2%		Ile	Ile	2	34	16
Weighted Average							0.9	19.7	*n 16.2

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# PARCEL 2 - 640 ACRES

LEGAL DESCRIPTION: All Section 21-T32N-R46W of the 6th P.M., Sheridan County Nebraska

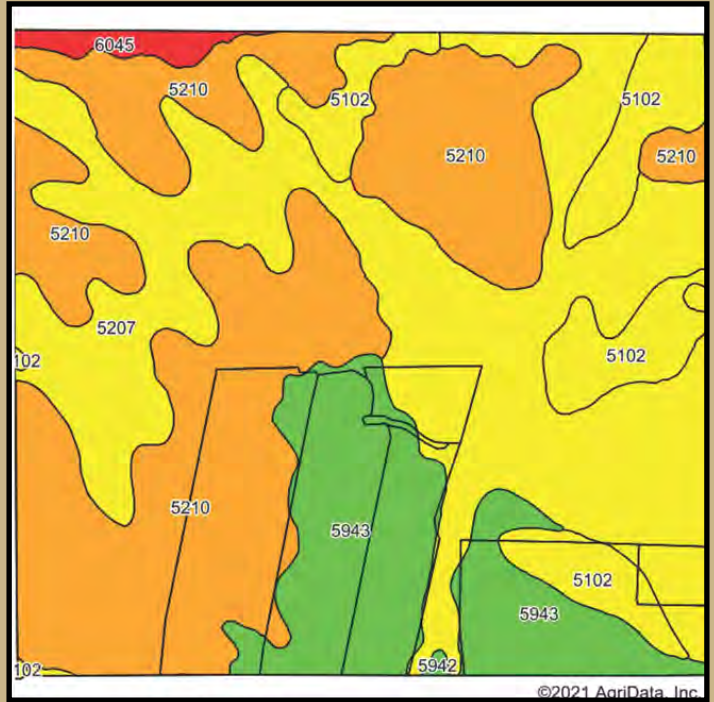
TAXES & ACRES: 640 Tax Assessed Acres - 2020 Estimated Real Estate Taxes due in 2021: \$3,907.98

LAND USE: Rangeland - 595 acres; Hayland—37 acres

FSA INFO: Information combined with Parcel 2, 3 & 4 and will be reconstituted by FSA based on FSA certification history should parcels sell individually. Total FSA: 375.22 ac.; Wheat - 139.4 ac. @ 37 bu./ac. yield; Corn—20.92 ac. @ 95 bu./ac. yield.

LIVESTOCK WATER: There are 2 windmill sites and several stock dams.

COMMENTS: Productive range site with good access on the west and south boundaries.



Area Symbol: NE161, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)
5210	Oglala-Canyon loams, 9 to 25 percent slopes	256.85	37.7%		Vle		1969
5207	Oglala-Canyon complex, 6 to 9 percent slopes	249.04	36.6%		IVe	IVe	1834
5943	Duroc loam, 1 to 3 percent slopes	98.95	14.5%		IIc		1342
5102	Alliance loam, 3 to 6 percent slopes	67.06	9.8%		IIIe	IIIe	2395
6045	Tassel-Rock outcrop complex, 9 to 70 percent slopes	8.24	1.2%		VIIIs		900
5942	Duroc loam, 0 to 1 percent slopes	0.70	0.1%		IIc	Iw	2980
Weighted Average							1858.6

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# PARCEL 3 - 160 ACRES

LEGAL DESCRIPTION: NW1/4 Section 28-T32N-R46W of the 6th P.M., Sheridan County Nebraska

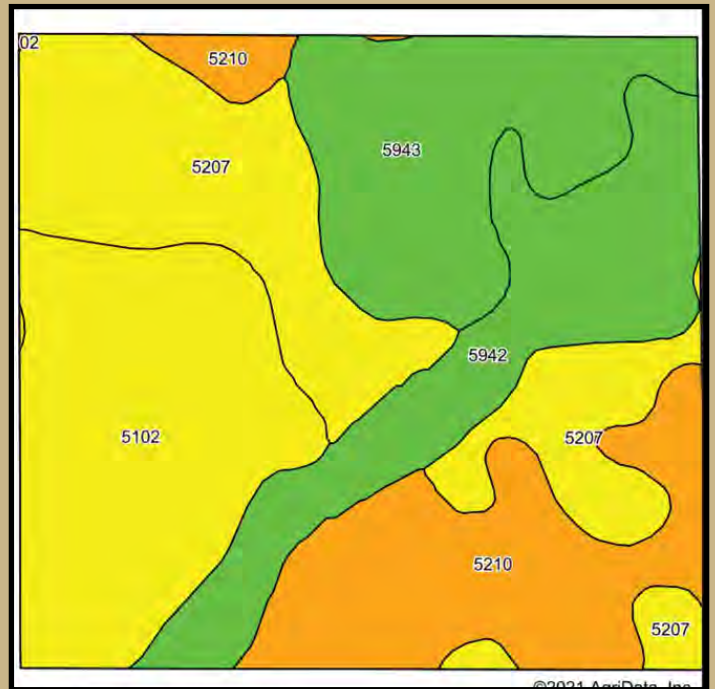
TAXES & ACRES: 160.00 Tax Assessed Acres - Estimated 2020 Real Estate Taxes due in 2021: \$1,496.25

LAND USE: Farmland - 60 acres; Range/Hay—97 acres.

FSA INFO: Information combined with Parcel 2, 3 & 4 and will be reconstituted by FSA based on FSA certification history should parcels sell individually. Total FSA: 375.22 ac.; Wheat - 139.4 ac. @ 37 bu./ac. yield; Corn—20.92 ac. @ 95 bu./ac. yield.

SOILS: 34% Class II , Duroc loam; 23% Class III, Alliance loam; and 25% Class IV Oglala-Canyon complex soils.

COMMENTS: Nice balance of dry cropland, hay, and range. Excellent access.



Area Symbol: NE161, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)
5207	Oglala-Canyon complex, 6 to 9 percent slopes	41.31	24.8%		IVe	IVe	1834
5102	Alliance loam, 3 to 6 percent slopes	37.68	22.6%		IIIe	IIIe	2395
5210	Oglala-Canyon loams, 9 to 25 percent slopes	31.00	18.6%		VIe		1969
5942	Duroc loam, 0 to 1 percent slopes	28.31	17.0%		IIc	Iw	2980
5943	Duroc loam, 1 to 3 percent slopes	28.19	16.9%		IIc		1342
Weighted Average							2097.7

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# PARCEL 4 - 160 ACRES

**LEGAL DESCRIPTION:** SW1/4 Section 28-T32N-R46W of the 6th P.M., Sheridan County Nebraska

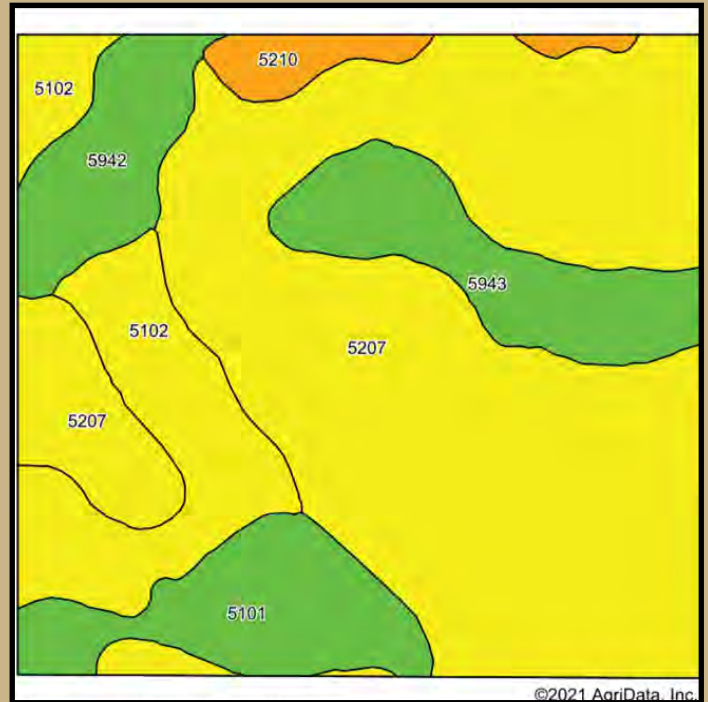
**TAXES & ACRES:** 160 Tax Acres - Estimated 2020 Real Estate Taxes due in 2021: \$1,496.25

**LAND USE:** Range/Hay—151 acres; Older Improvement site—6 est. acres.

**FSA INFO:** Information combined with Parcel 2, 3 & 4 and will be reconstituted by FSA based on FSA certification history should parcels sell individually. Total FSA: 375.22 ac.; Wheat - 139.4 ac. @ 37 bu./ac. yield; Corn—20.92 ac. @ 95 bu./ac. yield.

**SOILS:** 37% Class II & III, Duroc & Alliance loams; 60% Class IV, Oglala-Canyon complex soils.

**COMMENTS:** Older improvements, outbuildings, productive rangeland with excellent access 1 mile north of US Hwy 20.



Area Symbol: NE161, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)
5207	Oglala-Canyon complex, 6 to 9 percent slopes	102.18	60.3%		IVe	IVe	1834
5102	Alliance loam, 3 to 6 percent slopes	21.87	12.9%		IIIe	IIIe	2395
5943	Duroc loam, 1 to 3 percent slopes	15.47	9.1%		IIc	IIc	1342
5101	Alliance loam, 1 to 3 percent slopes	14.94	8.8%		IIe	IIe	2411
5942	Duroc loam, 0 to 1 percent slopes	10.78	6.4%		IIc	Iw	2980
5210	Oglala-Canyon loams, 9 to 25 percent slopes	4.30	2.5%		VIe		1969
Weighted Average							1988.6

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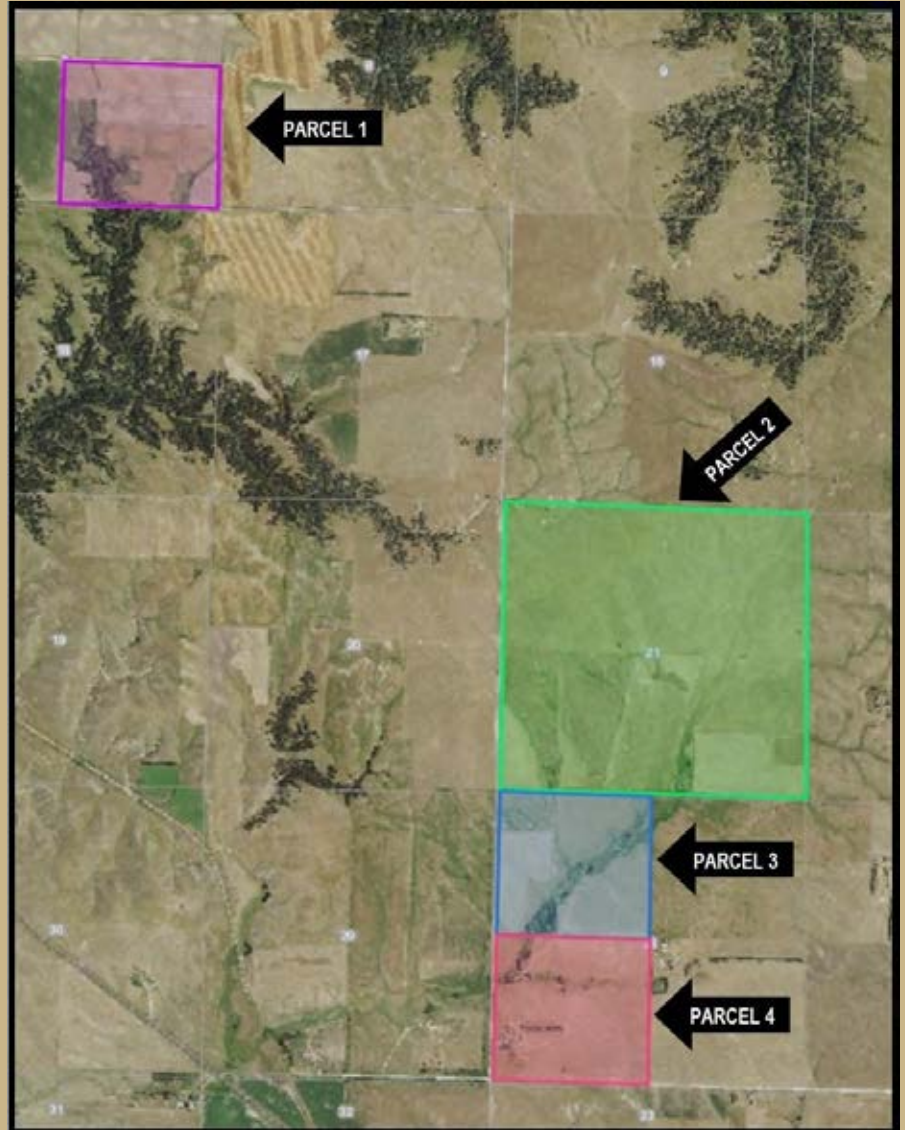


# TOTAL UNIT - 1,120 ACRES

LEGAL DESCRIPTION: SE1/4 Sec. 7-T32N-R46W; All Sec. 21-T32N-R46W; NW1/4 Sec. 28-T32N-R46W; SW1/4 Sec. 28-T32N-R46W of the 6th P.M., Sheridan County, Nebraska

TAXES & ACRES: 1,120 Tax Acres - 2020 Real Estate Taxes due in 2021: \$8,154.50

LAND USE: Good mix of dry cropland, hayland and range with 1 set of older improvements. Excellent access via county roads & just north of US Hwy. 20



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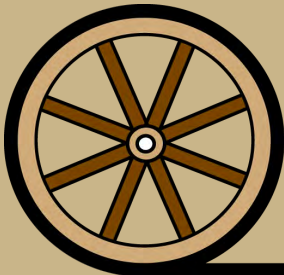
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# **AGRI AFFILIATES, INC.**

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***"Big Enough to Serve You; Small Enough to Know You!"***