

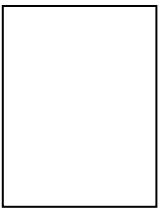


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

P.O. Box 1390

Kearney, Nebraska 68848

(308) 234-4969



LAND AUCTION

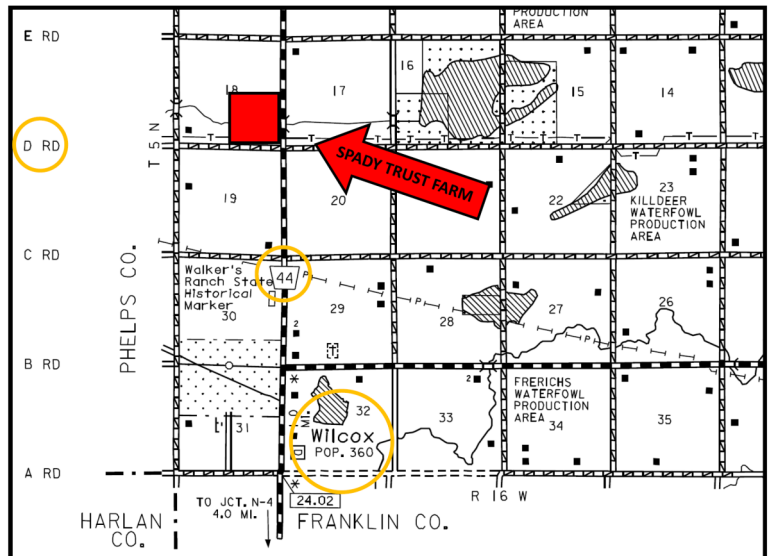
157.62 Acres | Irrigated Quarter | Kearney County, NE

www.agriaffiliates.com



Bart Woodward

Listing Agent



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

LAND AUCTION

157.62 Acres | Irrigated Quarter | Kearney County, NE

THURSDAY • OCTOBER 28, 2021

**2:00 PM CST | WILCOX LIONS HALL | WILCOX, NE
108 SOUTH MAIN STREET**

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 is payable in certified funds at Closing, on December 15, 2021. **There is no contingency for financing.** Sellers to convey title by Trustee'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 an Absolute Auction.

Possession—Full possession at Closing.

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

Taxes—Seller to pay 2021 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 Tri Basin 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.bidwangler.com without registration.

PROCEDURES & INFORMATION

Real Estate Absolute Auction without reserve for the Norma W. Spady Family Trust. Purchase Agreement, Title Insurance Commitment, and full legal description are available through Agri Affiliates prior to the auction.

Location—2 miles north of Wilcox, NE on Highway 44.

Legal Description—SE 1/4 Section 18-T5N-R16W of the 6th P.M., Kearney County, NE.

Tax Assessed Acres—157.62

2020 Taxes—\$7,496.58

FSA Acres—154.45 FSA cropland acres with 149.5 acres corn base @ 177 bu/acre; and 1.5 acres soybean base @ 57 bu/acre. All cropland is considered non-highly erodible by the NRCS.

Water Rights—155.66 certified irrigated acres. Well registrations: #G039193, depth 246ft, 1,050 gpm and #G039194, depth 248ft., 600 gpm.

Irrigation Equipment—2 Western Land Roller pumps, 100hp Amarillo gearhead, 125hp D'Ran gearhead. Natural gas power units do not sell with the property.

Soils—Cropland soils consist primarily of Class I & II Holdrege, Hord & Butler silt loams.

Comments—High quality gravity irrigated quarter with excellent water and productive soils.

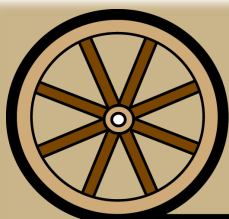
Excellent potential for pivot development.

SELLER

**NORMA W. SPADY FAMILY TRUST,
% JOHN R. SPADY, TRUSTEE**

LISTING AGENT

Bart Woodward (308) 233-4605



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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.

**KEARNEY
OFFICE**

(308) 234-4969

