

ABSOLUTE AUCTION

143.6 Approx Acres • Lehmkuhler Pivot Auction • Arnold, NE

TUESDAY, OCTOBER 11, 2022

1:00 PM • Arnold Community Center • Arnold, NE

Showing By Appointment Only

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 January 2, 2023. 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.

POSSESSION: Full possession at Closing, subject to a Farm Lease ending December 31, 2022.

MINERALS: Any owned oil, gas, and mineral rights pass to Buyer. Amount of minerals owned is unknown.

TAXES: 2021 Taxes due in 2022: \$7,571.28 | Seller to pay 2022 real estate taxes. Buyer to pay 2023 real estate taxes and all subsequent years 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: 112.6 acres of Corn base with 183 PLC Yield. Historic Base Acres pass to the Buyer, subject to County FSA Committee approval.

NRD: The property is located in and subject to rules and regulations of the Lower Loup NRD.

INTERNET BIDDING: Buyer can follow the links on Agri Affiliates website. Buyers will set up bidder account, user name and password to participate in the online auction.

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 the Auction.



PROCEDURES & INFORMATION

Absolute Real Estate Auction for Dwaine and Caro Lehmkuhler. Purchase agreement, title insurance commitment and Easements are available prior to the Auction.

LOCATION: Immediately North of Arnold, Nebraska.

LEGAL DESCRIPTION: Part of SE1/4 Section 16-T17N-R25W of the 6th PM, Custer County, Nebraska

TAX ASSESSED ACRES: Approx 143.6

FSA ACRES: 139.75 Cropland Acres

LAND USE: Pivot Irrigated Cropland

WATER RIGHTS: 140.75 CIA's Lower Loup NRD

SOILS: Good soils including: 25% Class I, 41% Class II, 18% Class III, 16% Class IV soils.

IRRIGATION EQUIPMENT: 2003 7 Tower Reinke Pivot with low pressure drop nozzles, 75 HP US Electric Motor, Western Land Roller pump

COMMENTS: Outstanding opportunity to purchase pivot irrigated cropland with excellent terrain and easement access off of blacktop road. Reinke pivot system and electric irrigation well. The property sells with 140.75 Certified Irrigated Acres in the Lower Loup NRD. The buyer will be assigned the School Land Lease of the NE quarter 16-17-25 which includes and additional 40.16 Certified Irrigated Acres. There is existing underground pipe to gravity irrigated field south of pivot and on school lands.

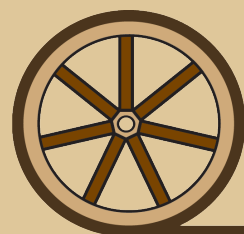
TO SCHEDULE A PROPERTY TOUR CONTACT LISTING AGENT:

BRAD ATKINS 308.530.9012 | batkins@agriaffiliates.com

Bonnie Downing, Chase Dodson, Bruce Dodson,
Bryan Danburg, Dave Masek, Bart Woodward, Don Walker

North Platte, NE • **AgriAffiliates.com** • 308.534.9240

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Providing Farm & Ranch Real Estate Services



Brad Atkins

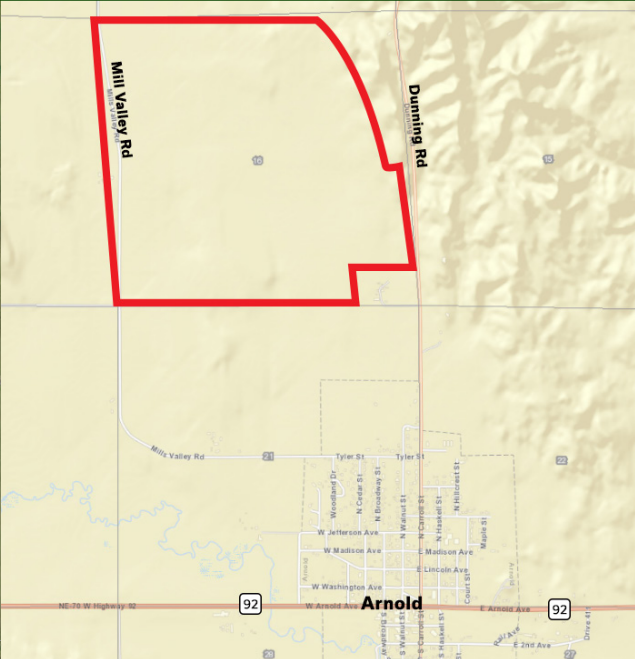
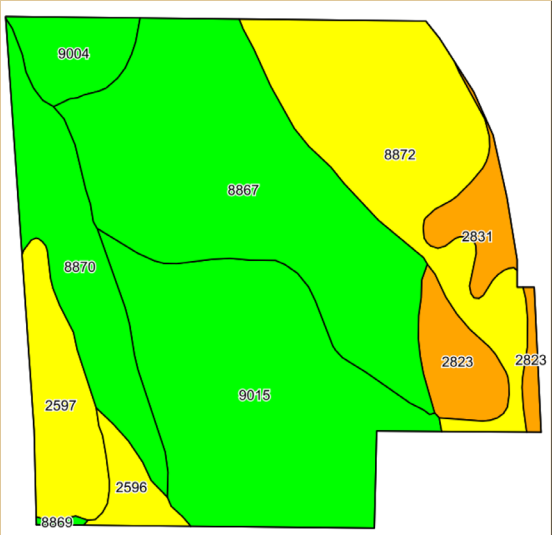
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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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Property Information



Area Symbol: NE041, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Irrigated Bu	Corn Bu	Winter wheat Bu
8867	Hord fine sandy loam, 1 to 3 percent slopes	39.44	27.8%		Ile	Ile	3300	140	52	40
9015	Anselmo very fine sandy loam, 1 to 3 percent slopes	35.19	24.8%		Ilc	I	2430			
8872	Hord silt loam, 3 to 6 percent slopes	26.10	18.4%		IIIle	IIIle	3600	130	59	36
8870	Hord silt loam, 1 to 3 percent slopes	13.75	9.7%		Ile	Ile	3242			
2597	Hersh fine sandy loam, 6 to 11 percent slopes	8.92	6.3%		IVe	IVe	2575	18	4	
2823	Uly silt loam, 11 to 17 percent slopes, eroded	6.22	4.4%		VIe		2656			
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	5.13	3.6%		Ile	Ile	2448	9		
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	4.08	2.9%		VIe	IVe	2556			
2596	Hersh fine sandy loam, 3 to 6 percent slopes	2.96	2.1%		IIIle	IIIle	2579	16	3	
8869	Hord silt loam, 0 to 1 percent slopes	0.20	0.1%		Ilc	Iw	3763			
Weighted Average					2.62	2.05	2993.6	64.6	25.6	17.7