

Nebraska Real Estate Auction

JACKSON FARM

View our Current Listings
1 PM Thursday February 20, 2014 at Chappell Golf Club, Chappell, Nebraska

The two parcels of Nebraska Jackson Farm are located in Cheyenne and Perkins counties.

HERE!

Both are very nice dryland cropland properties. The Trustee intends to sell at auction but reserves the right to reject all bids.

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 or before March 20, 2014. There is no contingency for financing. Sellers will convey title by Trust or Personal Representative Deed; Title Insurance evidencing merchantable title. Cost of the 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 the property.

Possession - Full possession at Closing, Buyer to receive the one-third landlord share in all 2014 growing winter wheat. Wheat stubble from 2013 crop transfers to the Buyer free and clear.

Taxes - 2013 real estate taxes paid by Seller; all 2014 taxes by Buyer.

Minerals - 1/2 of Minerals reserved by Seller for 15 years.

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 and field boundaries.

USDA-FSA - The historic Base Acres pass to the Buyer for each parcel, subject to County FSA Committee approval.

Brochure information has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents of Broker are acting as Agent of the Seller.

Parcels

Parcel C in Cheyenne County : NE1/4 Section 7-T12N-R48W; on Road 129 - 5 miles south, 7 east of Sidney. 160 tax assessed acres; 2012 taxes \$1,075. Soils - 46% Class II, 29% Class III loam on undulating to sloping terrain.

151.3 FSA Cropland Acres; Base Acres 78.4 wheat @ 38 bu. One-half each in growing wheat, and wheat stubble.

NRD - The property is located in and subject to rules and regulations of the South Platte NRD.

Parcel P in Perkins County : SW1/4 Section 13-T11N-R41W; at Roads 316 / 765 - 11 miles west of Grant, 8 north of Brandon. 158 tax assessed acres; 2012 taxes \$1,209. Excellent soils - 58% Class II, 42% Class III loam on gently undulating terrain.

154.7 FSA Cropland Acres; Base Acres 74.8 wheat @ 36 bu. All in growing wheat. **NRD** - The property is located in and subject to rules and regulations of the Upper Republican NRD.

Seller : Lynn Jackson Trust

Listing Agent : Mike Polk 308/539-4446

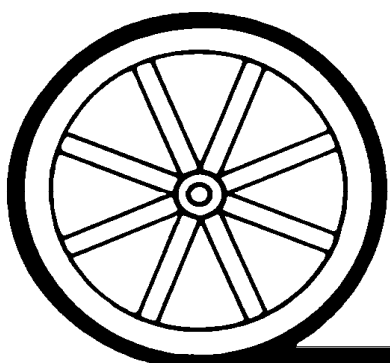
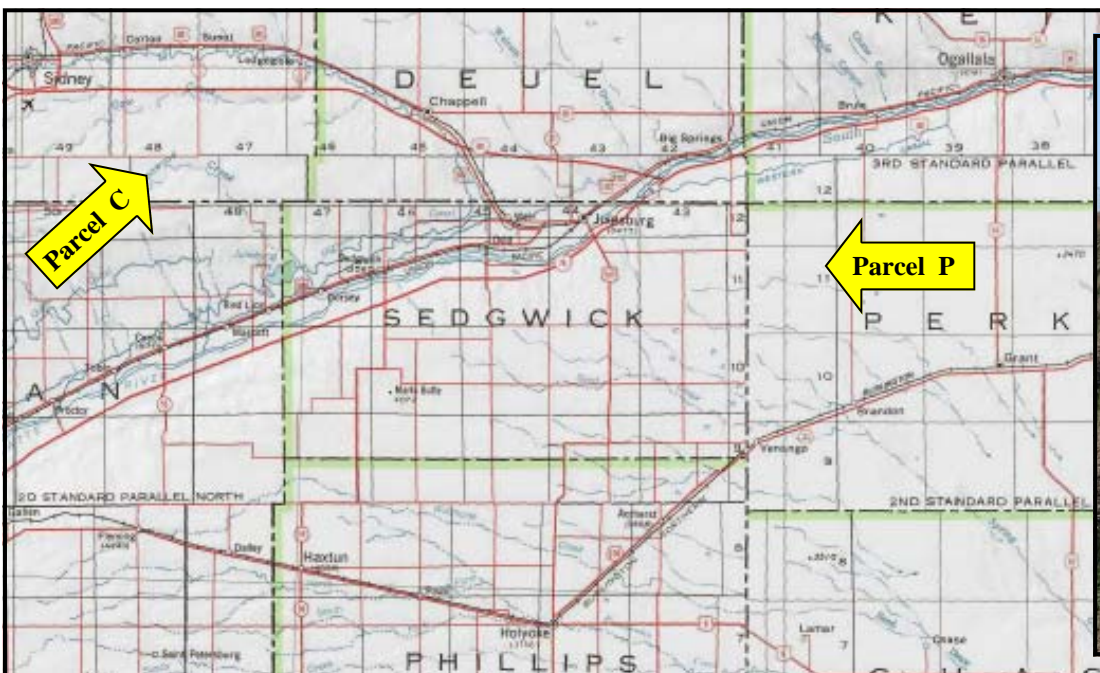
Bruce Dodson - Jerry Weaver - Chase Dodson

Don Walker - Roger Luehrs - Greg Polk

Appraiser Tony Eggleston

Broker John Childears - North Platte, NE

308/534-9240

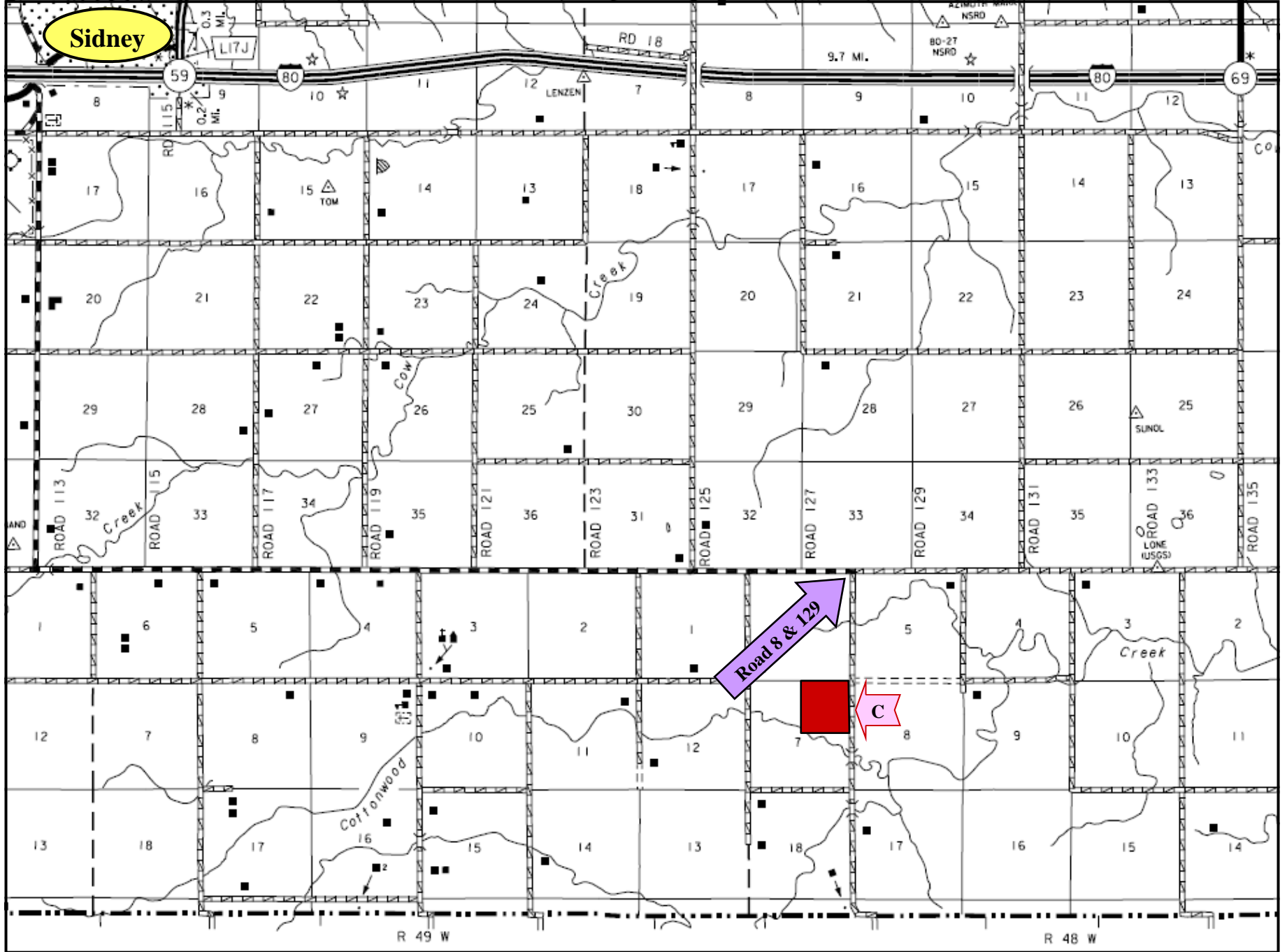
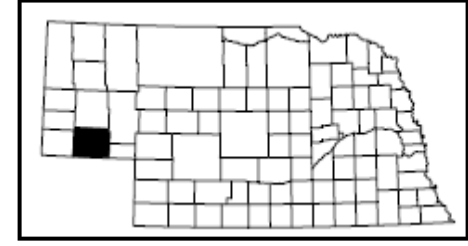


AGRI AFFILIATES, INC.

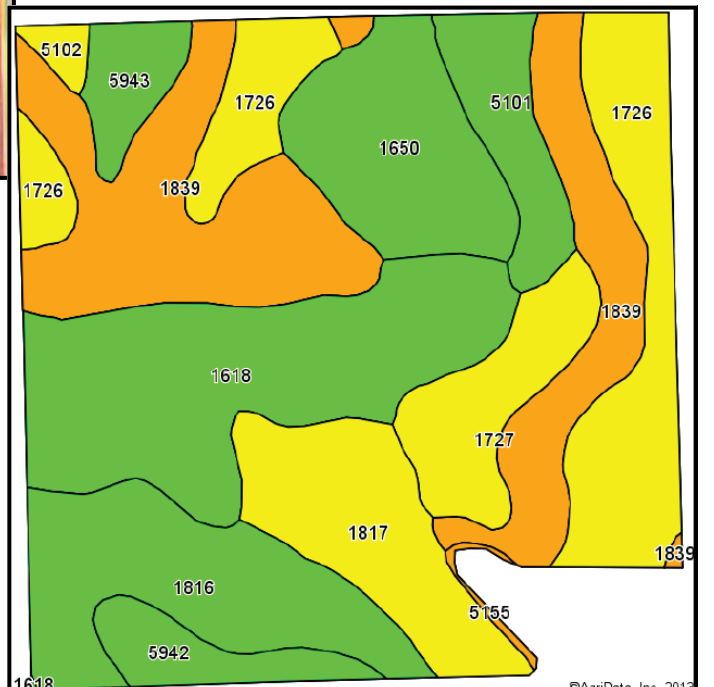
... Providing Farm - Ranch Real Estate Services. ...

Jackson Farm

Parcel **C** in Cheyenne County, Nebraska
 NE1/4 Section 7-T12N-R48W
 Road 129 on east boundary.

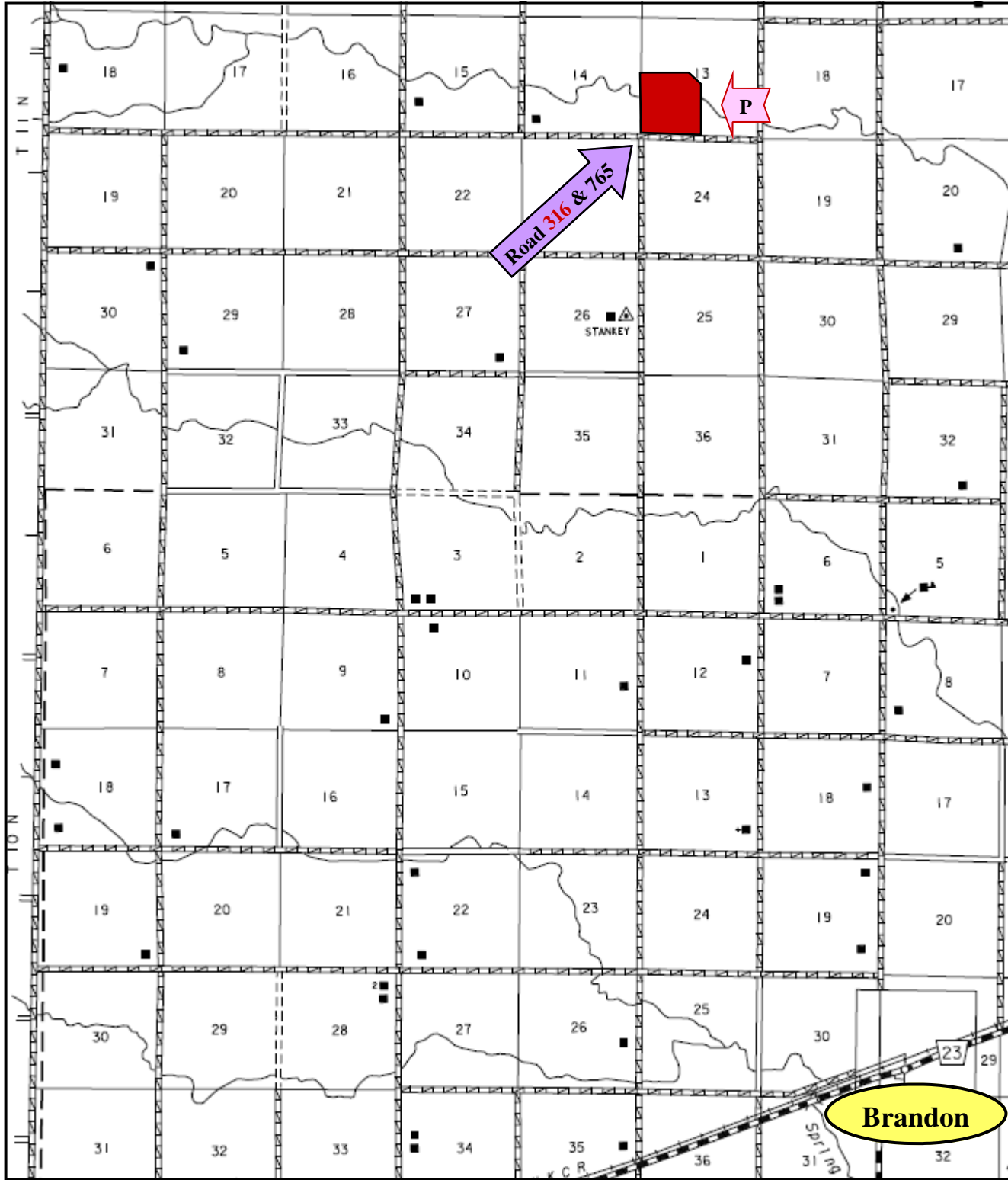
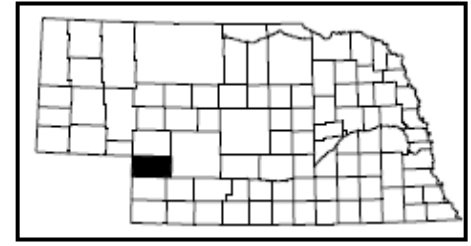


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
1839	Sidney-Canyon complex, 3 to 9 percent slopes	32.72	21.6%	Orange	Vs
1618	Keith loam, 1 to 3 percent slopes	26.98	17.8%	Green	Ile
1726	Rosebud loam, 1 to 3 percent slopes	22.08	14.6%	Yellow	IIle
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	16.99	11.2%	Green	Ile
1650	Kuma loam, 0 to 1 percent slopes	13.91	9.2%	Green	IIc
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	13.23	8.7%	Yellow	IIle
1727	Rosebud loam, 3 to 6 percent slopes	8.61	5.7%	Yellow	IVe
5101	Alliance loam, 1 to 3 percent slopes	6.79	4.5%	Green	Ile
5942	Duroc loam, 0 to 1 percent slopes	4.54	3.0%	Green	IIc



Jackson Farm

Parcel **P** in Perkins County, Nebraska
 SW1/4 Section 13-T11N-R41W
 Corner of Roads 315 / 765



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
1726	Rosebud loam, 1 to 3 percent slopes	64.73	42.9%	Yellow	Ille
1652	Kuma silt loam, 0 to 1 percent slopes	56.82	37.7%	Green	Ilc
1811	Satanta loam, 1 to 3 percent slopes	16.31	10.8%	Green	Ile
1725	Rosebud loam, 0 to 1 percent slopes	13.03	8.6%	Green	Ilc

