

# Lois Riss Farm

## Real Estate Auction

637 Acres of Non-Irrigated Cropland - 6 miles north of Big Springs, Deuel County

View our Current Listings  
1 PM (MDT) Thursday, May 8, 2014 at the Fire Hall in Big Springs, Nebraska

**HERE!**

### 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 June 3, 2014. There is no contingency for financing. Sellers will convey title by Trustee Deed; with 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 any portion of the property.

**Possession** - Possession at Closing, subject to crop share Farm Lease. Buyer receives 40% share in 2014 growing winter wheat (full possession after harvest), and 40% share of 2015 wheat planted fall 2014. Buyer shall assume Seller's Federal Crop Insurance & pay associated premium.

**Legal Description** - If sold in parcels, Seller shall pay costs for Surveyor to establish the 1/2 mile (not a survey).

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

**Minerals** - All Owned Oil, Gas, and Minerals pass to Buyer.

**Acres** - 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 rules and regulations of the South Platte NRD.

**Seller : Lois E. Riss Trust**

**Beneficiary : Riss Scholarship Fund**

**(Big Springs, Chappell, Brule, Ogallala, Lewellen, Oshkosh, Julesburg, Ovid)**

### Procedures

Riss Farm is *outstanding cropland* offered at Absolute Auction as two parcels, and as a combination. Excellent access is seven miles north of the Big Springs, 80 exit on oiled highway, then 3 miles west to the northeast corner. The farm is entirely non-irrigated cropland; county gravel roads on north, west, east boundaries. Title Insurance Commitment, Purchase Agreement, additional information is available from Agri Affiliates.

**Parcel 1** : W1/2 Section 33-T14N-R42W, assessed as 319 acres, 2013 taxes \$2,652. Soils are 95% Class II Johnson-Satanta series; 5% Class III Satanta - nearly level. 315 acres FSA cropland : Wheat Base 156 acres @ 38 bu.; Oats Base 21.6 acres @ 50 bu.; Corn Base 12.3 acres @ 44 bu.

**Parcel 2** : E1/2 Section 33-T14N-R42W, assessed as 318 acres, 2013 taxes \$2,652. Soils are 100% Class II Johnson-Satanta series, nearly level. 316 acres FSA cropland : Wheat Base 156.8 acres @ 38 bu.; Oats Base 21.7 acres @ 50 bu.; Corn Base 12.4 acres @ 44 bu.

**Combination : Parcels 1 & 2 - 637 Assessed Acres**

**Listing Agent : Mike Polk 308/539-4446**

**Don Walker - Jerry Weaver - Tony Eggleston**

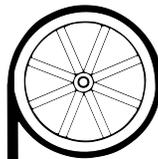
**Bruce Dodson - Chase Dodson**

**Broker John Childears**

**North Platte 308 / 534 - 9240**

**Agri Affiliates, Inc.**

Information in the brochures 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 are acting as Agent of the Seller.



# AGRI AFFILIATES, INC.

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

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*Auction May 8, 2014*  
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