

# Shineman Farm

## SOLD

197 Acres: Irrigated & Dry Cropland, Rangeland

1 PM Wednesday, November 12, 2014

4H Building, Custer County [HERE!](#) Broken Bow, Nebraska

### Procedures

The Shineman Farm (Virgil C Shineman Testamentary Trust & Pauline E Shineman Revocable Trust) sells at Absolute Auction. In Custer County, excellent access is provided by NE#70 12 miles east of Broken Bow to 801 Road, 1.5 miles north on 452 Road; just northwest of Westerville. The Title Insurance Commitment, Purchase Agreement and additional information are available from Agri Affiliates.

### 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 10, 2014. There is no contingency for financing. Sellers will convey title by Personal Representative Deed; Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company 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 adequacy of water rights, water availability, or irrigation equipment.

**Possession** - Possession at Closing, subject to 2014 Cash Lease ending 2/28/2015. All 2014 rents reserved by Seller.

**Taxes** - 2014 real estate taxes paid by Seller; 2015 by Buyer.

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

**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 rules and regulations of the Lower Loup NRD.

**Seller : Virgil C Shineman Testamentary Trust & Pauline E Shineman Revocable Trust**  
First National Bank North Platte, Trustee

### Listing Agents :

**Bryan Danburg 308/380-3488**

**Bruce Dodson 308/539-4455**

**308/234-4969 Kearney Office**

**North Platte 308/534-9240**

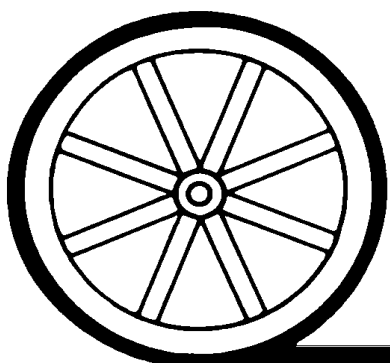
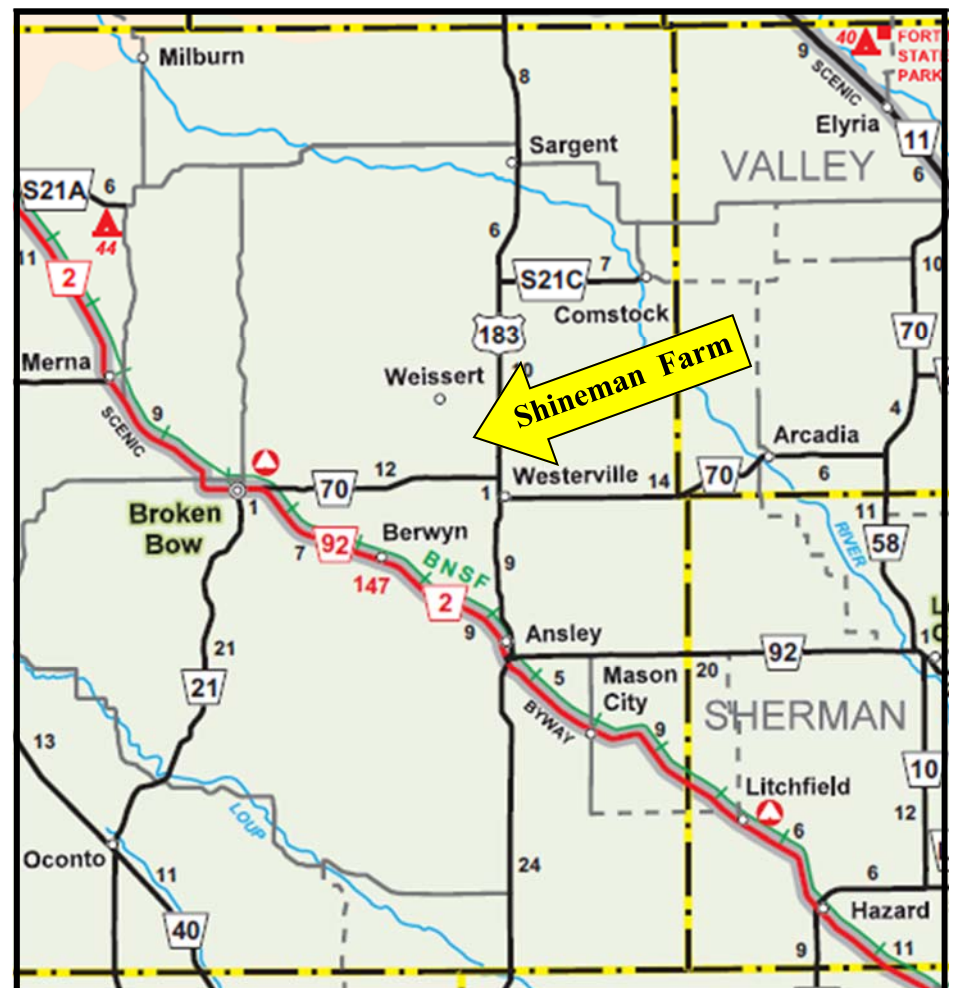
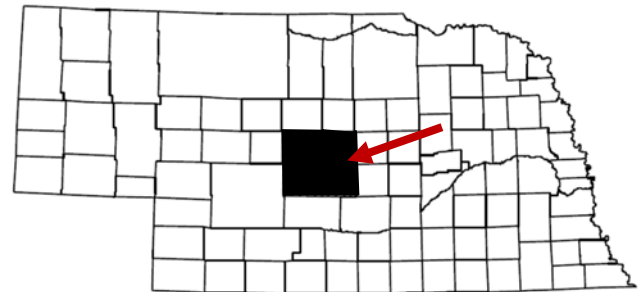
**Hastings Office 402/519-2777**

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.

### Property Description

N1/2 N1/2 SE1/4, NE1/4 Section 20-T17N-R18W of the 6th P.M. Custer County, Nebraska. 197 Tax Assessed Acres. 2013 Taxes \$5,605.

Gravity irrigated; Primarily Class I Cozad silt loam with lesser amounts of Hobbs silt loam, Hord silt loam and Rusco silty clay loam. Water provided by 2 wells; G-000254 - 6" column, 120 ft. pumping level, 600 GPM, G-039761 - 11" column, 75 ft. pumping level, test pumped in December 2013, 1,000 GPM open discharge, 800 GPM at 10# pressure. 98.62 acres of Lower Loup NRD Certified irrigated acres. Full layout of gated irrigation pipe. Dry cropland; Soils consist of a combination of Holdrege, Hord, Hobbs and Cozad silt loams. 116.6 acres FSA cropland. FSA base acres: Corn 100.8 acres at 120 bu/acre, Soybeans 2.4 acres at 29 bu/acre. Rangeland; Soils consist of a combination of Holdrege, Uly, Uly-Coly and Hord silt loams. Water for livestock provide by a well equipped with an electric submersible pump. Improvements include a 48x30 barn, 24x24 garage, 3,500 bushel aeration bin and a 2,000 bushel storage bin.



# AGRI AFFILIATES, INC.

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



Improvement Site



Dry Cropland



Grain Storage



Irrigated Cropland



North Well



West Well

