

# York County Farm

294 Acres in York, Nebraska

## SOLD

1 PM Tuesday, [View our Current Listings](#) Public Auction  
Best Western Plus - York Hotel [HERE!](#) Conference Center, York, Nebraska

### 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 March 24, 2015. There is no contingency for financing. Sellers will convey title by Special 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** - Full possession at Closing.

**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. Base acres and yields associated with Parcels #1, #2 and #3: Corn 249.4 acres with a 184 bu/acre PLC yield. Soybeans 19.7 acres with a 54 bu/acre PLC yield.

**NRD** - The property is located in and subject to rules and regulations of Upper Big Blue NRD. A total of 233.57 certified irrigated acres are associated with the property.

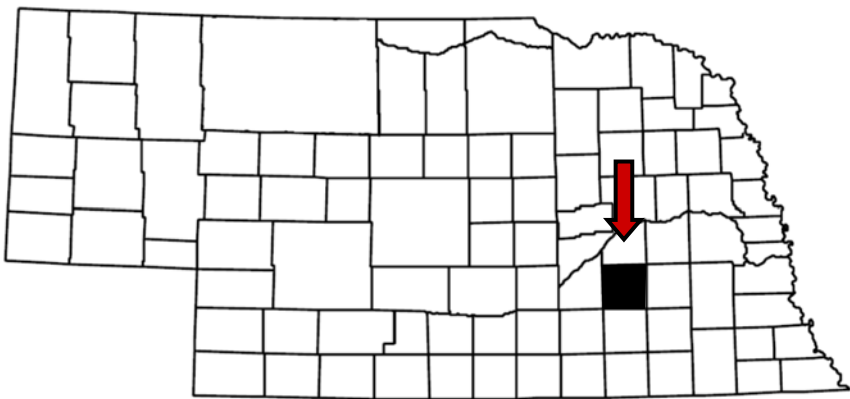
**Seller :** **The United Methodist Women  
&  
Epworth Village, Inc.**

**Listing Agent :**  
**Bryan Danburg 308/380-3488**

**Kearney Office 308/234-4969**

**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

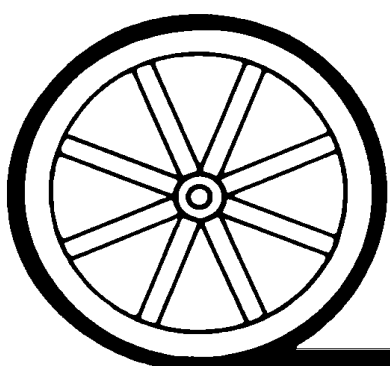
**The United Methodist Women / Epworth Village, Inc. York County Farm Property** is located on the west side of York, Nebraska. The property is offered as parcels & combination at Public Auction where Seller reserves the right to reject all bids. The York County Farm includes pivot irrigated cropland, gravity irrigated cropland and dry cropland. The Title Insurance Commitment, Purchase Agreement and additional information is available from Agri Affiliates.

**Parcel 1 :** Part of the NE1/4 Section 36-T11N-R3W. US Highway 34 on the north and Division Avenue on the east. Approximately 34 acres. Estimated 2014 taxes \$2,213. Currently utilized as dry cropland. 31.6 FSA cropland acres. Soils are 90% Class I Hastings silt loam. Property is zoned R-3.

**Parcel 2 :** Part of the S1/2 of Section 36 lying north and west of RR and part of the SW1/4 NE 1/4 Section 36 south of irregular tract 18 all in T11N-R3W of the 6th P.M. York County. Access provided by graveled county Road L on the west. Approximately 202 total acres. Estimated 2014 taxes \$17,800. Currently utilized as a combination of pivot irrigated cropland with dry cropland corners and gravity irrigated cropland. Two irrigation wells: G-021964 & G-017485. FSA cropland acres - 182.73. Soils consist primarily of Class I Hastings silt loam soils with lesser amounts of Hastings Silty Clay loam, Uly-Hobbs silt loam and Hobbs silt loam. FSA base acres and certified irrigated acres to be determined. The center pivots and irrigation power units are owned by the tenant and do not sell with the property. There is an access easement for a groundwater remediation well field along the west edge of Parcel #2.

**Parcel 3 :** Part of the SW 1/4 lying south of RR Section 36-T11N-R3W of the 6th P.M. York County. Access provided by graveled county Road L on the west and 12th street on the south. Approximately 58 total acres. Estimated 2014 taxes \$5,200. Consists of gravity irrigated cropland. One irrigation well: G-029728. FSA cropland acres - 54.95. Soils consist primarily of Class I Hastings silt loam soils with lesser amounts of Hastings Silty Clay loam. FSA base acres and certified irrigated acres to be determined. The irrigation power unit is owned by the tenant and does not sell with the property. A full layout of gated irrigation pipe sells with the parcel.

**Combination A :** Parcel 2 & Parcel 3 contain approximately 260 acres. Estimated 2014 taxes \$23,000. With 233.57 Certified irrigated acres.



# AGRI AFFILIATES, INC.

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





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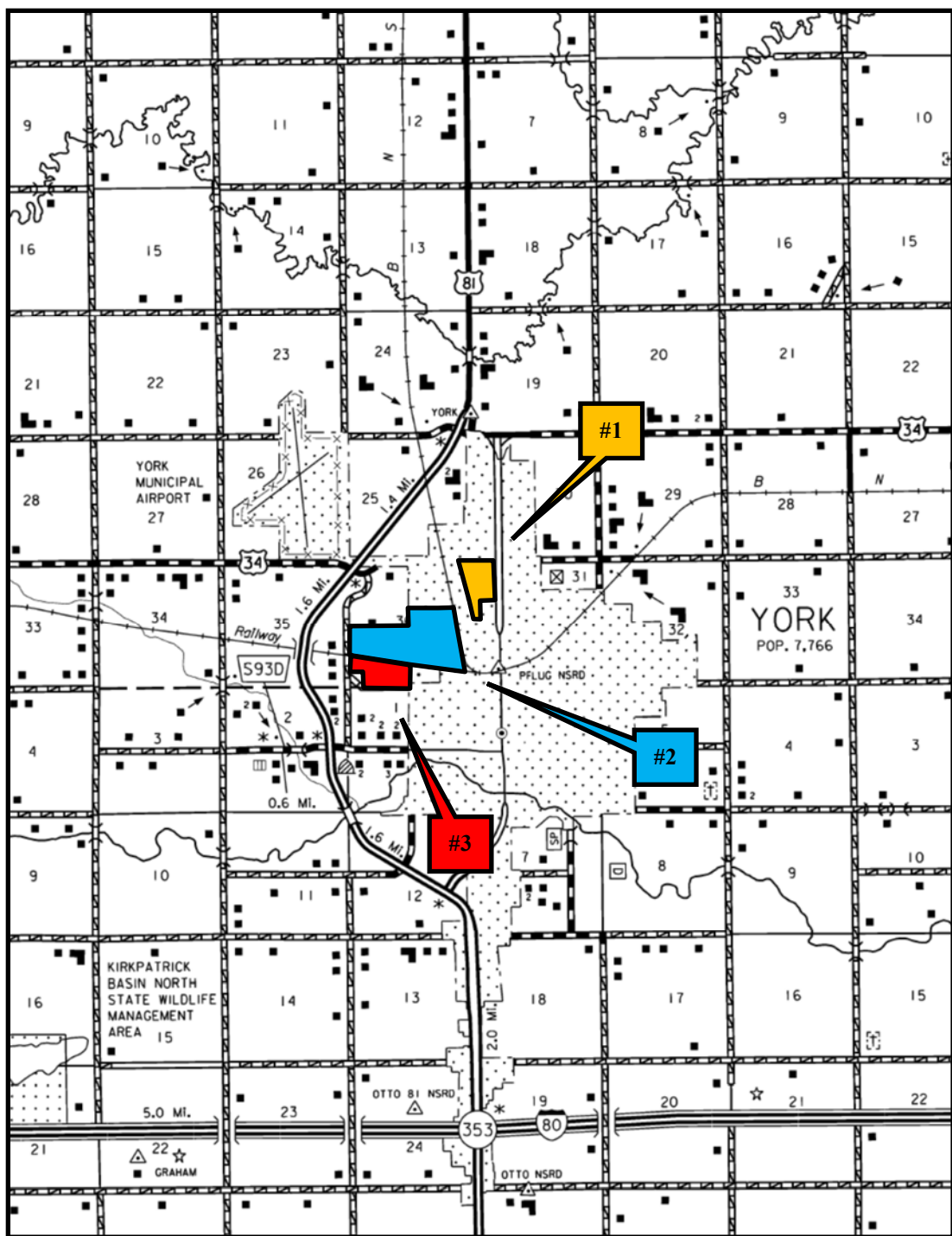
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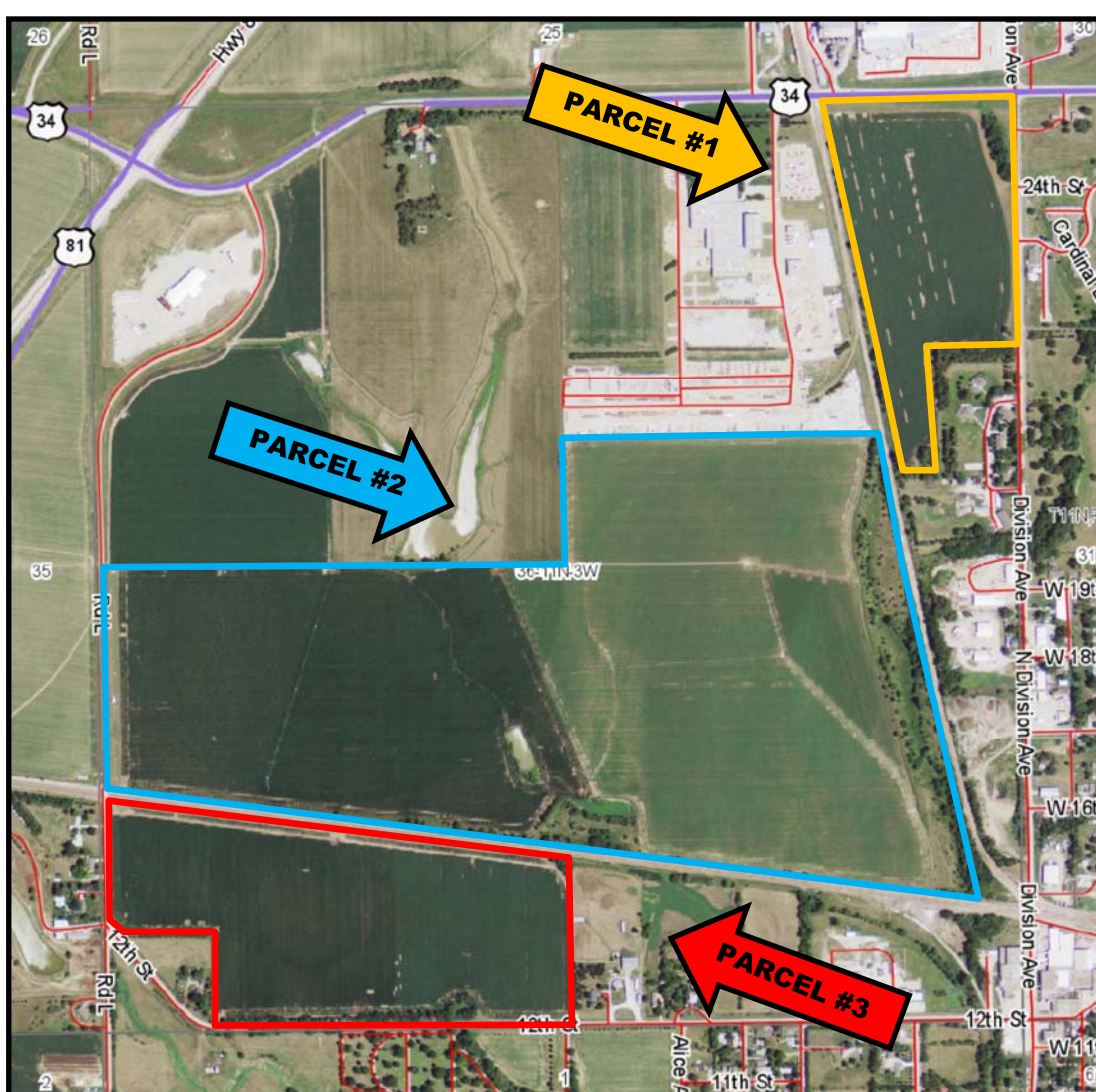
*Public Auction February 10, 2015*  
*agriaffiliates.com*



PARCEL #1 COMMERCIAL DEVELOPMENT POTENTIAL

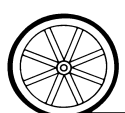


PARCEL #3 IRRIGATED CROPLAND



**UMW York County Farm  
Public Auction  
February 10, 2015 at 1 PM;  
Best Western Plus - York Hotel &  
Conference Center, York, NE**

**Contact the Kearney office of  
Agri Affiliates, Inc.  
308/234-4969**



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