Real Estate Auction

Chase County Pivot

158 Deeded Acres - 1 Center Pivot

1 PM Thursday, March 1, 2018

Exhibition Hall at Chase County Fairgrounds, Imperial, 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 or before March 29, 2018. **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 reserve price of $600,000 by Sellers.

Possession - Full possession at Closing.

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

Taxes - Seller to pay 2017 real estate 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 - 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 Upper Republican NRD.

Internet Bidding - To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at ***www.proxibid.com/agri***. Your final approval as a bidder must be completed 48 hours prior to the auction. Successful Buyer pays 1% commission to Proxibid, up to $5,000 total. Anyone may view the auction at ***www.proxibid.com*** without registration. Click on "Real Estate" then "Agri Affiliates"; then select the auction to view.

Seller : Wolvin Farms Inc

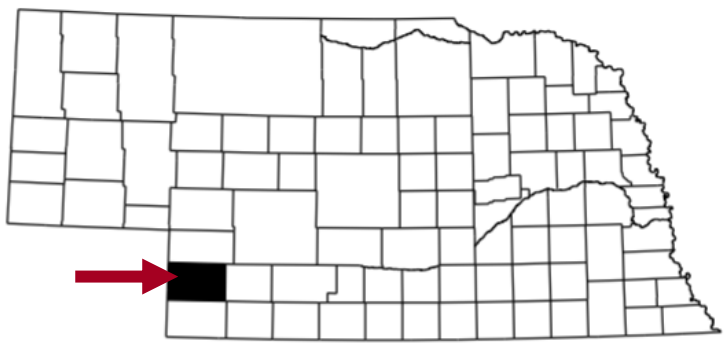
Listing Agent:
Mike Polk 308/539-4446

John Childears - Don Walker - Chase Dodson - Brian Reynolds
Bruce Dodson - Tony Eggleston - Jerry Weaver

North Platte 308 / 534 - 9240

Kearney Office 308/234-4969 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. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.



Procedures

Auction price reservation by Seller of $600,000. Property to be offered at public auction, with the opportunity for internet bidding.

Property

Chase County Pivot - 11 miles west of Imperial, Nebraska via US#6, then 5 miles north on CR 321, and 0.5 miles west on CR 744.

Legal description - SW1/4 Section 33-T8N-R40W of the 6th PM, Chase County, Nebraska.

Tax assessed acres - 158.7. **2017 taxes** - $4,917 payable in 2018.

FSA acres - 154.85 cropland; Base Acres: Wheat 22.06 acres at 66 bu; Corn 46.57 acres at 148 bu; Soybeans 30.07 acres at 55 bu. Corn is enrolled in ARC-CO and Wheat and Soybeans enrolled in PLC. 15.5 acres CRP contract - 11.2 acres at $37.73/Ac through 9/30/18, 4.3 acres at $47.00 through 9/30/23; Buyer receives 2018 and future payments.

Irrigation Water - 130 Certified Irrigated Acres in the Upper Republican NRD, with **51 inch carryover plus 65 inch allocation for 2018-2022**; 116 total inches. Well registration #G-073054, depth 275 ft; tested by Sargent Irrigation in 2012 at 674 GPM from 149 ft, 31 psi.

Pivot - 130 acres with 7 tower Valley, with 60 HP U.S. Electric motor.

Soils are 36% Class I Rosebud & Kuma Silt loams, 62% Class III Rosebud & Rosebud-Canyon loams.

Grain bin - 18,800 bu MFS grain bin with aeration; with submersible livestock well at the bin site.

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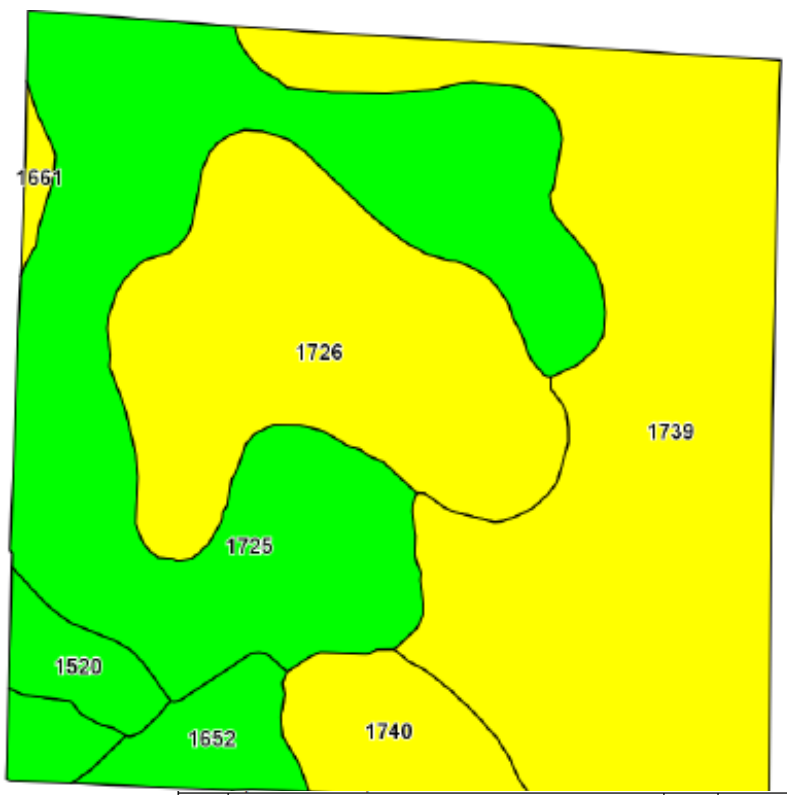
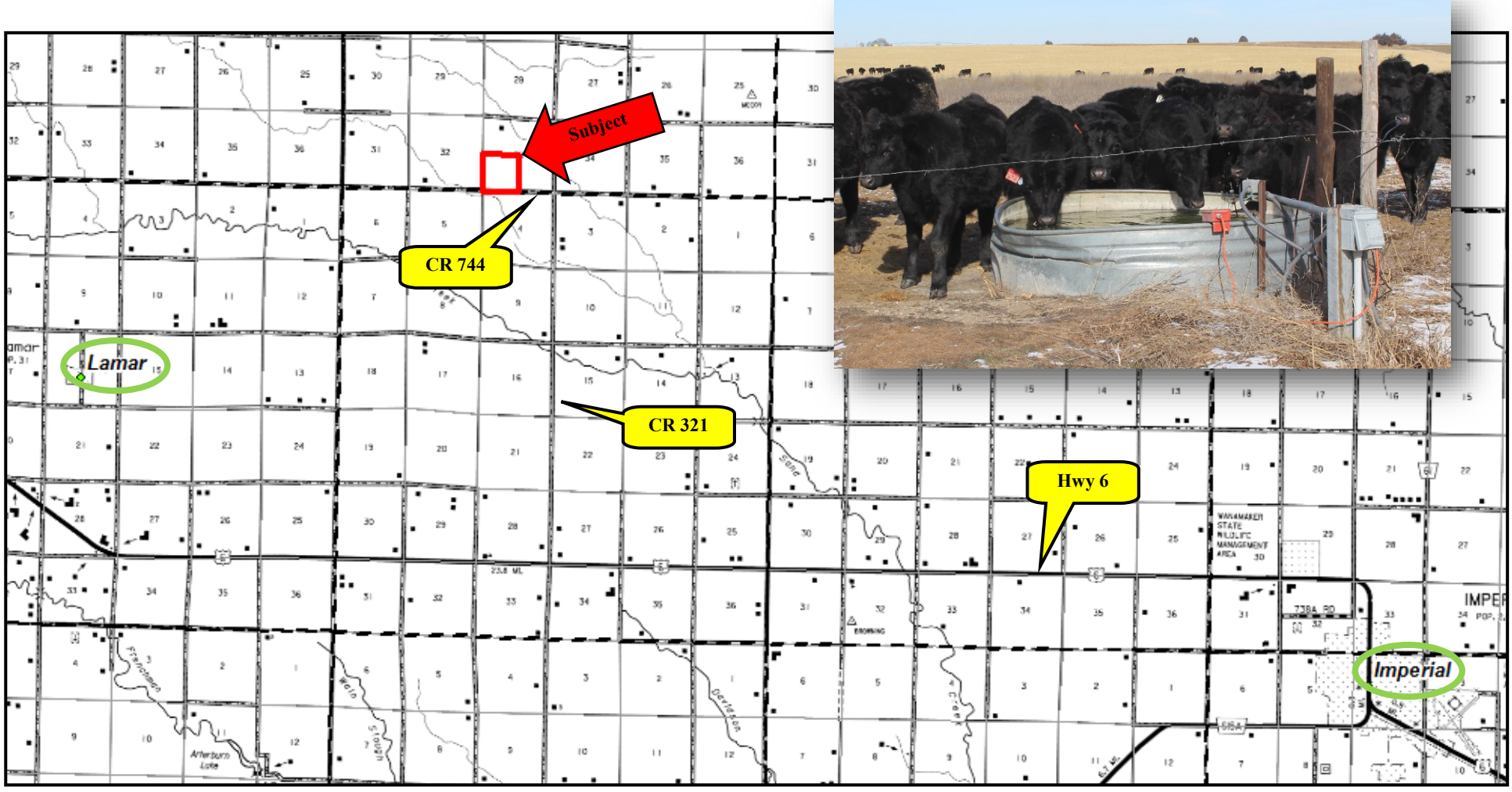
PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

Pivot Irrigated Quarter
Chase County, Nebraska

Auction March 1, 2018

agriaffiliates.com



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	55.40	35.7%		IIIe	IIIe
1725	Rosebud loam, 0 to 1 percent slopes	52.40	33.7%		IIc	Iw
1726	Rosebud loam, 1 to 3 percent slopes	31.03	20.0%		IIIe	IIIe
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	7.21	4.6%		IVe	IIIe
1652	Kuma silt loam, 0 to 1 percent slopes	4.85	3.1%		IIc	Iw
1520	Ascalon fine sandy loam, 1 to 3 percent slopes	3.57	2.3%		IIe	IIe
1661	Lodgepole silt loam, frequently ponded	0.88	0.6%		IIIw	IVw