

# LAND AUCTION

640 Acres - Rangeland - Lincoln County, NE

**THURSDAY • DECEMBER 10, 2020**

**1:00 P.M. - Best Western Plus - North Platte, NE**

**Auction Site: 3201 S. Jeffers St. - Just south of I-80**



## 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 January 14, 2021. **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 conducted as a **Seller Reserve Auction**.

**Possession** - Full possession at Closing.

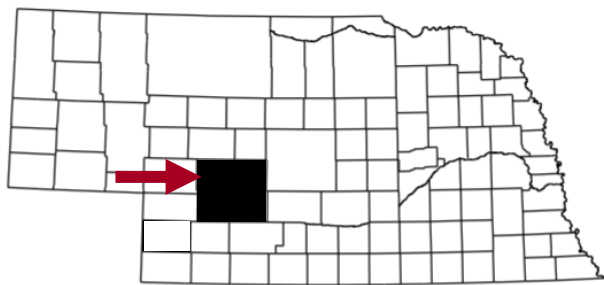
**Minerals** - All Owned Oil, Gas, and Minerals pass to Buyer.

**Taxes** - Seller to pay 2020 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.

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

**Internet Online Bidding** - Bidding online will be offered to buyers. To qualify as an online bidder you must first complete a required phone interview with Agri Affiliates and provide bank reference information if requested. Buyer will set up bidder account, user name and password in the online bidder platform. Your final approval as a bidder must be completed **48 hours prior to the Auction**.



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## PROCEDURES & INFORMATION

Real Estate **Seller Reserve Auction** for Jon & Michelle McFarland. Purchase agreement and title insurance commitment are available through Agri Affiliates prior to the Auction.

**Location** - From North Platte, NE, 2.5 miles north on US Hwy 83 to Sandhill Rd., then north 9.4 miles north to western property boundary.

**Legal Description** - All Section 25-T16N-R30W of the 6th P.M., Lincoln County, Nebraska.

**Tax Assessed Acres** - 640 acres    **2019 taxes** - \$3,431.46 payable in 2020.

**Land Use** - 640 acres, entirely rangeland

**Fence & Water** - 2 livestock water sites with steel tower windmills & 30' tanks. Fence is mostly 3-strand barbed wire on wood posts.

**Soils** - Valentine fine sand and Dunday-Valentine Loamy fine Sands make up the soils on this parcel.

**Electric Service** - Single phase power along the south & east sides of property.

**Notice** - NPPD R1 transmission line may go along the west side of this Section, however, no agreement has been signed with NPPD and buyer may make his own agreement with NPPD after the purchase of this property.

**Comments** - Very desirable section of sandhills pasture with two properly located water sites and county road access along the west side of the property.

## SELLER

**JON & MICHELLE MCFARLAND**

## LISTING AGENTS

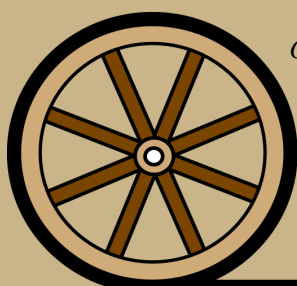
**Mike Polk 308.539.4446**

**Jerry Weaver 308.534.9240**

**Bruce Dodson, Chase Dodson, Brad Atkins,  
Tony Eggleston, John Childears,  
Don Walker, Brian Reynolds**



Mike Polk  
Listing Agent



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*Providing Farm - Ranch Real Estate Services*

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





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*“Agri Affiliates - always striving to exceed client expectations.”*

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