

AUCTION

ABSOLUTE LAND AUCTION

BIRDWOOD RETREAT & PASTURE



6 PARCELS & 3 COMBINATIONS - LINCOLN CO., NE

TUESDAY • OCTOBER 26, 2021

1:00 PM Best Western Plus - North Platte, NE

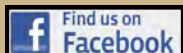
Offered in Cooperation



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

401 Halligan Drive - North Platte, NE 69103

www.agriaffiliates.com



(308) 534-9240

H-D
MANAGEMENT
COMPANY

720 E. 4th St.
North Platte, NE 69101
308.532.1228
h-dmanagement.com

AUCTION INFORMATION

PROCEDURES

Real Estate **Absolute Auction for Lloyd Farmer Family Trust**. The property will be offered in 6 parcels with 3 combinations. The Purchase Agreement and Title Insurance Commitment are available prior to the auction from H-D Management or Agri Affiliates as Co-Listing Agents.

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 December 7th, 2021. **There is no contingency for financing.** Sellers to convey title by Trust 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 an **Absolute Auction without reserve**.

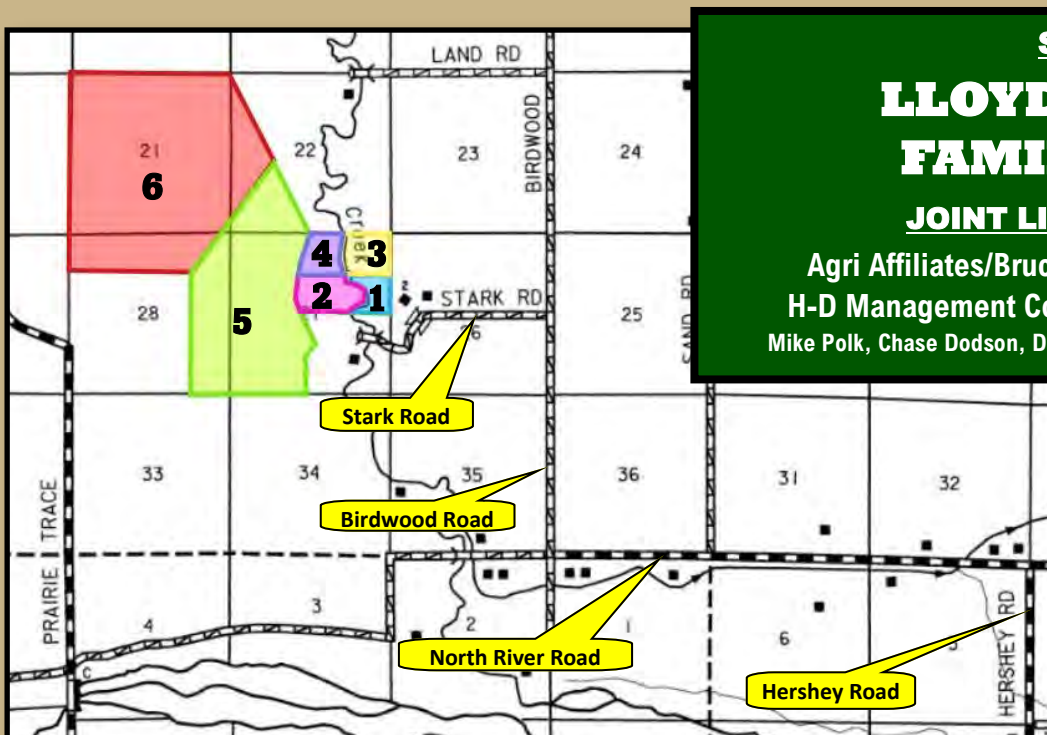
Possession - Full possession at Closing.

Taxes - Seller to pay 2021 real estate taxes.

Minerals - All owned oil, gas, and mineral rights pass to Buyer.

Acreages - No warranty is expressed or implied as to exact acres included in the parcels. **Legal description are subject to existing fence and field boundaries.**

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 an online bidder must be completed **48 hours prior to the Auction.**



SELLER

**LLOYD FARMER
FAMILY TRUST**

JOINT LISTING AGENTS

Agri Affiliates/Bruce Dodson 308.539.4455 &
H-D Management Co./Kurt Pieper 308.530.2066
Mike Polk, Chase Dodson, Don Walker, Brad Atkins, Brian Reynolds

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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PARCEL 1 - 33.6 ACRES

LEGAL DESCRIPTION: A tract east of Birdwood Creek in the S1/2NE1/4 Section 27-T15N-R33W (will be surveyed if needed)

EST. ACRES & TAXES: Approximately 33.6 acres - Estimated real estate taxes \$215.00

LAND USE: Parcel #1 is currently rangeland with fencing along the east boundary only and Birdwood Creek forming the west boundary.

ACCESS: If needed a recorded easement will provide access from Stark Road to the SE corner of the Parcel. An easement from the SE corner of Parcel #1 along Parcel #1 east boundary will be reserved for the benefit of Parcel #3.

COMMENTS: This tract would make an excellent rural home site that borders Birdwood Creek on the west and has a beautiful view of the North Platte River Valley to the south. Tract does include mature tree windbreak near southern boundary.



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PARCEL 2 - 58.7 ACRES

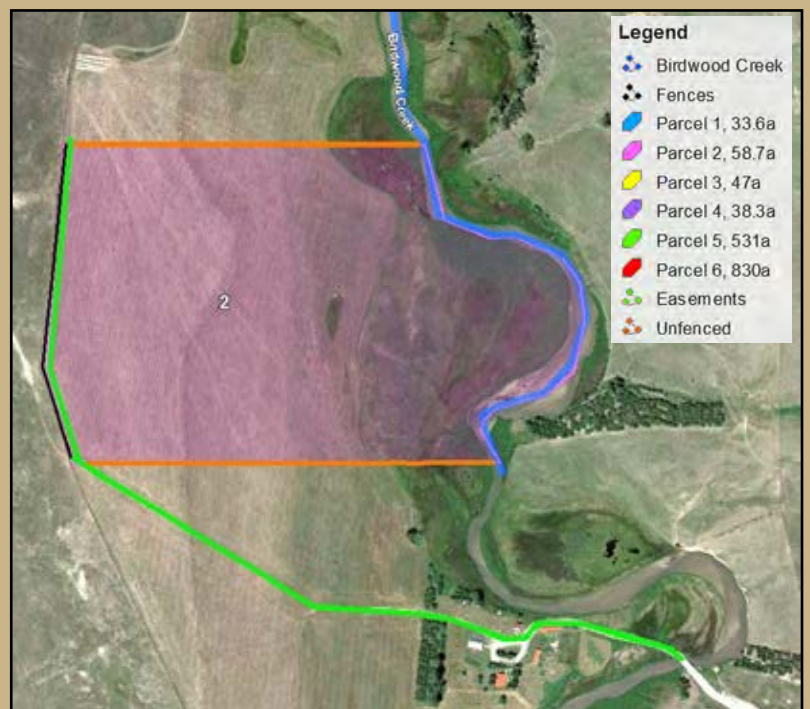
LEGAL DESCRIPTION: A tract west of Birdwood Creek in the S1/2NE1/4, SE1/4NW1/4 Section 27-T15N-R33W (will be surveyed if needed)

EST. ACRES & TAXES: Approximately 58.7 acres - Estimated real estate taxes \$440.00

LAND USE: Parcel #2 is hay meadow fenced along the west boundary only, and Birdwood Creek forming the east boundary.

ACCESS: If needed a recorded easement beginning at the Lincoln County bridge on Stark Road and passing along the north side of the existing improvement site to the SW corner of the tract. If needed an access easement along the west boundary of Parcel #2 for the benefit of Parcel #4 will be reserved.

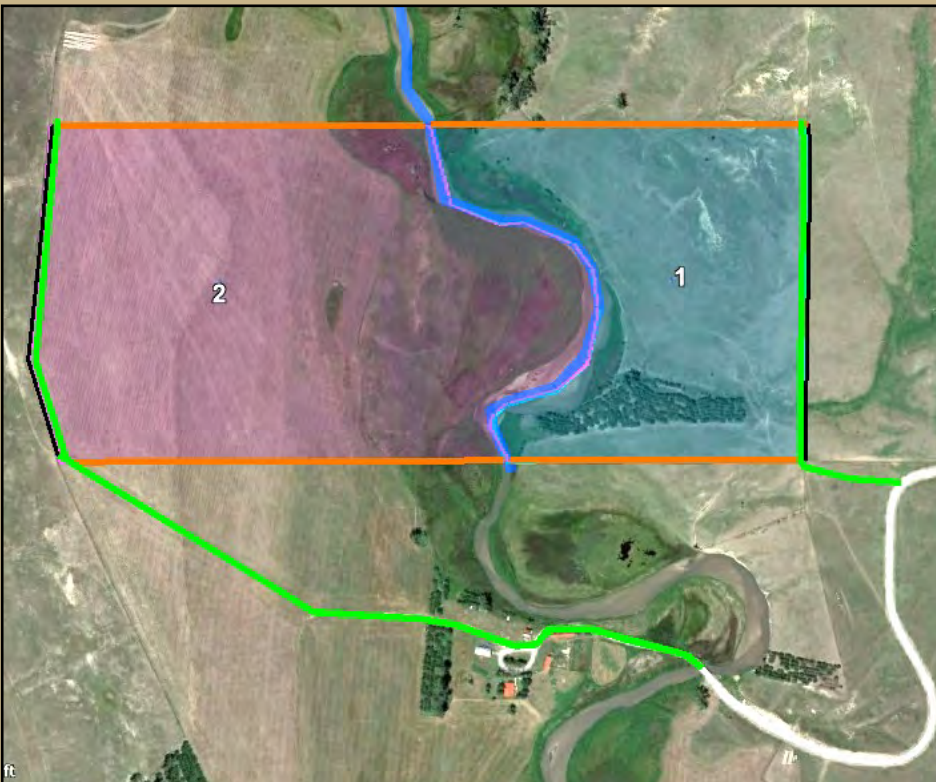
COMMENTS: This is a very desirable parcel that has Birdwood Creek as its east boundary that would make a great home site or rural retreat cabin site. Tract has great view of Birdwood Creek and North Platte River Valley.



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COMBO 1 & 2 - 92.3 ACRES

TAXES: 2021 Real Estate Taxes estimated at \$655.00. Great waterfowl and deer hunting on Birdwood Creek. Would make an Excellent rural home site.



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PARCEL 3 - 47 ACRES

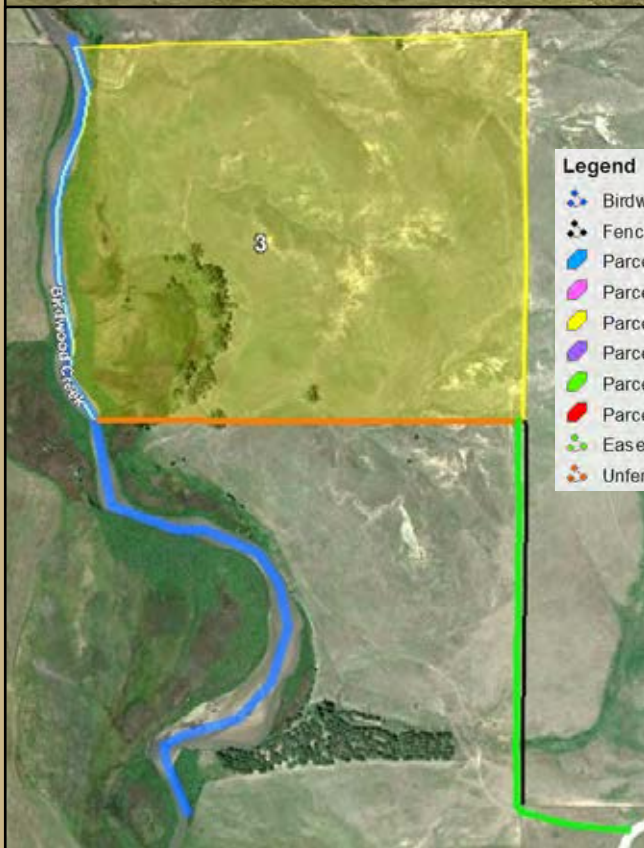
LEGAL DESCRIPTION: A tract east of Birdwood Creek in the N1/2NE1/4 Section 27-T15N-R33W (will be surveyed if needed)

EST. ACRES & TAXES: Approximately 47.0 acres - Estimated real estate taxes \$301.00

LAND USE: Parcel #3 is rangeland with fencing along the north and east sides and Birdwood Creek forming the west boundary.

ACCESS: If needed a recorded easement to the SE corner of the tract will be reserved from Stark Road along east boundary of Parcel #1.

COMMENTS: This tract has Birdwood Creek along the west boundary & would make a great hunter's retreat or rural home site.



Legend

- Birdwood Creek
- Fences
- Parcel 1, 33.6a
- Parcel 2, 58.7a
- Parcel 3, 47a
- Parcel 4, 38.3a
- Parcel 5, 531a
- Parcel 6, 830a
- Easements
- Unfenced



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PARCEL 4 - 38.3 ACRES

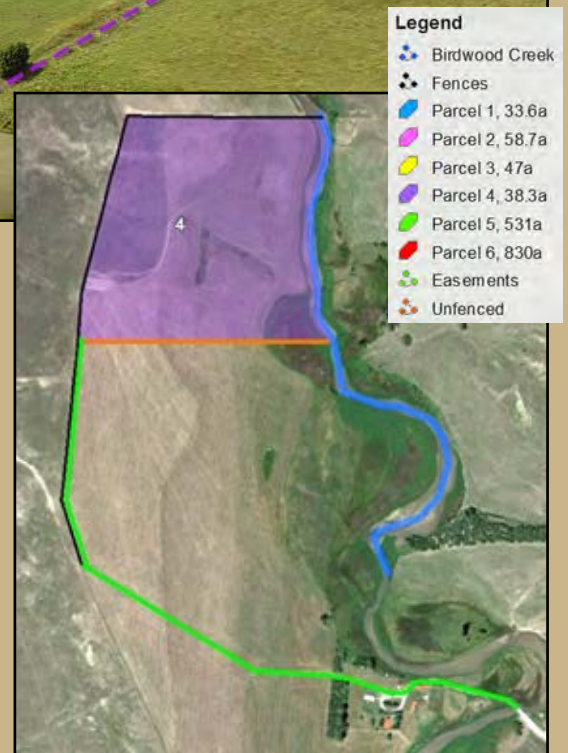
LEGAL DESCRIPTION: A tract west of Birdwood Creek in the N1/2NE1/4, NE1/4NW1/4 Section 27-T15N-R33W (will be surveyed if needed)

EST. ACRES & TAXES: Approximately 38.3 acres - Estimated real estate taxes \$287.00

LAND USE: Parcel #4 is hay meadow lands with fencing along the north and west boundary and Birdwood Creek forming the east boundary.

ACCESS: If needed a recorded easement beginning at the Lincoln County bridge on Stark Road and passing along the north side of the existing improvement site continuing along the west boundary of Parcel #2 to the SW corner of Parcel #4 will be given for the benefit of Parcel #4

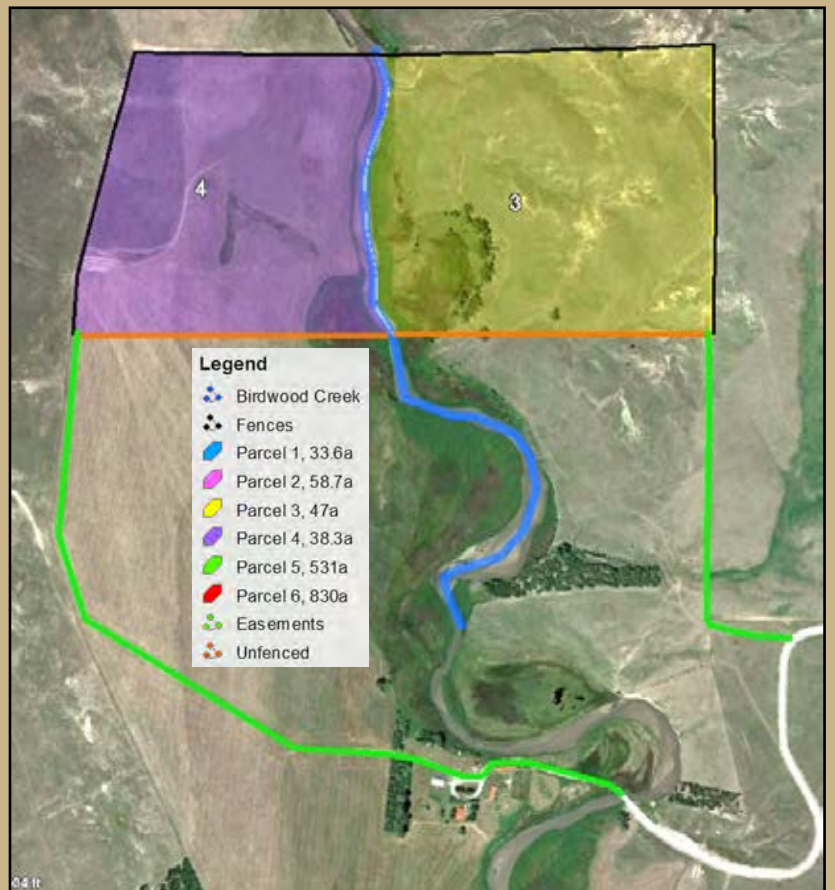
COMMENTS: A perfect location along the Birdwood Creek to have a rural retreat cabin or home site. Great wildlife viewing and hunting possibilities.



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COMBO 3 & 4 - 85.3 ACRES

TAXES: 2021 Real Estate Taxes estimated at \$588.00. Located on Birdwood Creek and would make a great hunter's retreat or rural home site.



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PARCEL 5 - 531 ACRES

LEGAL DESCRIPTION: A surveyed tract following existing fences in parts of Sections 21, 22, 27 & 28-T15N-R33W of the 6th p.m., Lincoln County, Nebraska

EST. ACRES & TAXES: Approximately 531 acres - Estimated 2021 real estate taxes \$3,400.00

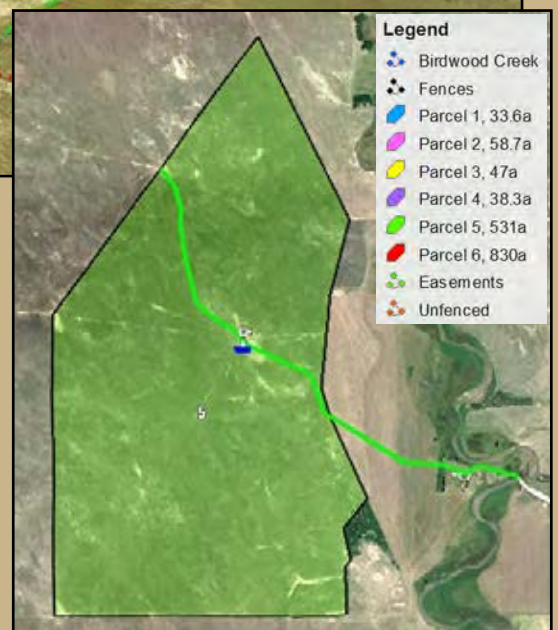
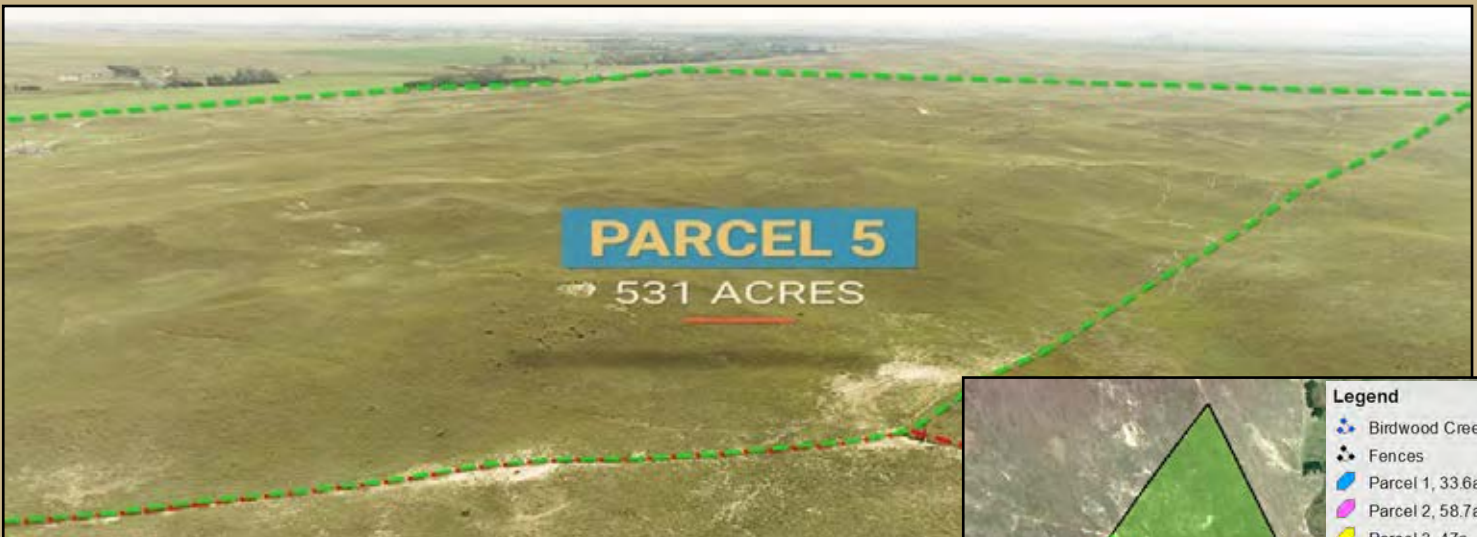
LAND USE: Entirely Sandhills rangeland.

SOILS: Nearly 100% Valentine fine sands with rolling topography.

FENCING & LIVESTOCK WATER: Good 4-strand barbed wire on hedge posts with a windmill and bottomless tank located near the center of the pasture.

ACCESS: If needed a recorded easement for the benefit of Parcel #5 and #6 will beginning at the bridge on Birdwood Creek & Stark Road and passing along the north side of the existing improvement site continuing on the existing trail road to a gate entering Parcel #5 and continuing on the trail road crossing Parcel #5 to Parcel #6. Additionally, for the Benefit of Parcel #6 an easement for the purpose of receiving and shipping of livestock by semi-truck from a portable corral facility of no more than 2,000 sq. ft. may be located near the existing trail road gate entering Parcel #5. All such portable corrals to be installed and removed by the Buyer of Parcel #6.

COMMENTS: A productive sandhill pasture with a good livestock water site and very good fencing near the Platte River Valley.



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PARCEL 6 - 830 ACRES

LEGAL DESCRIPTION: A surveyed tract following existing fences in parts of Sections 21, 22 & 28-T15N-R33W of the 6th P.M., Lincoln County, Nebraska. This parcel has NPPD R-1 project easement traversing the west boundary.

EST. ACRES & TAXES: Approximately 830 acres - Estimated real estate taxes \$5,424.00

LAND USE: Entirely Sandhills rangeland.

SOILS: Nearly 100% Valentine fine sands with rolling topography.

FENCING & LIVESTOCK WATER: Cross fenced into two pastures with a windmill and bottomless tank located in the NE portion of the north pasture and a second windmill and bottomless tank located in the SW portion of the south pasture.

ACCESS: See Parcel #5 Access information for Parcel #6.

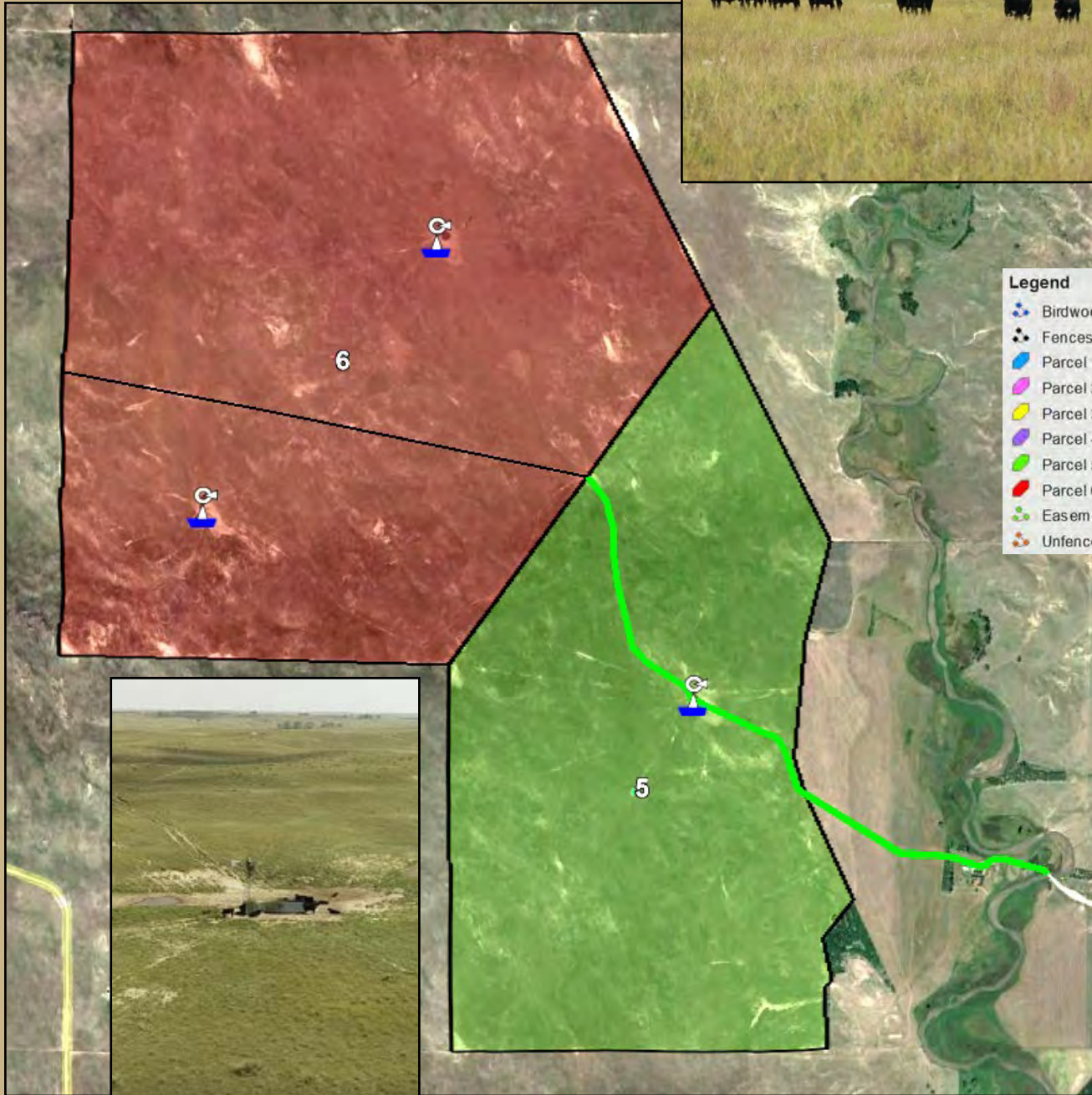
COMMENTS: A well fenced and watered sandhills pasture.



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COMBO 5 & 6 - 1,361 ACRES

TAXES: 2021 Real Estate Taxes estimated at \$8,824.00. All rangeland, fenced into 3 pastures and each pasture has it's own windmill and tank. Has 4-strand barbed wire fencing that is in good to excellent condition. This unit would provide excellent summer grazing for cattle. See access easement noted in Parcel #5. NPPD R-1 project easement crosses western boundary.



- Legend**
- Birdwood Creek
 - Fences
 - Parcel 1, 33.6a
 - Parcel 2, 58.7a
 - Parcel 3, 47a
 - Parcel 4, 38.3a
 - Parcel 5, 531a
 - Parcel 6, 830a
 - Easements
 - Unfenced

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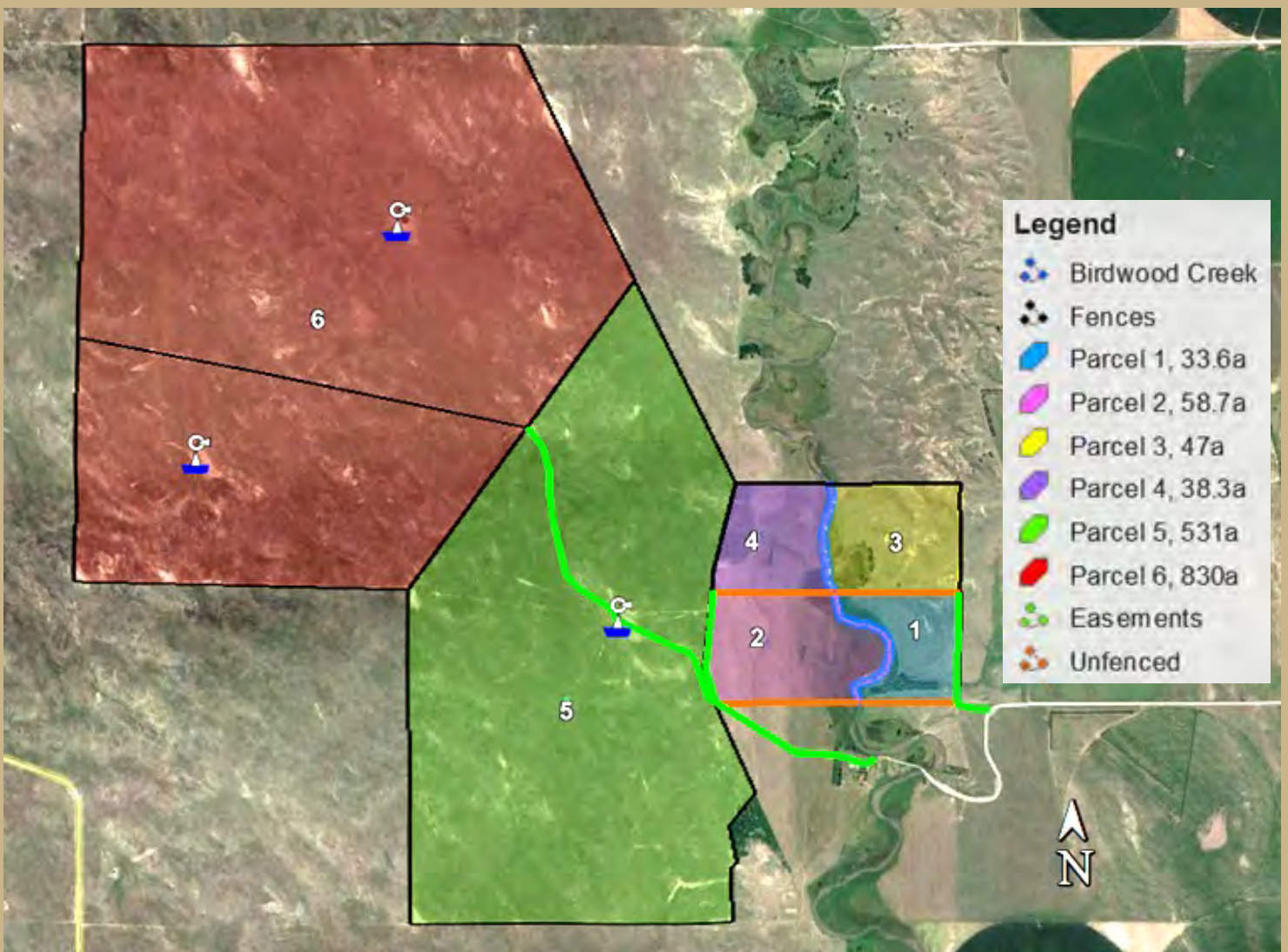


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“Big Enough to Serve You; Small Enough to Know You!”