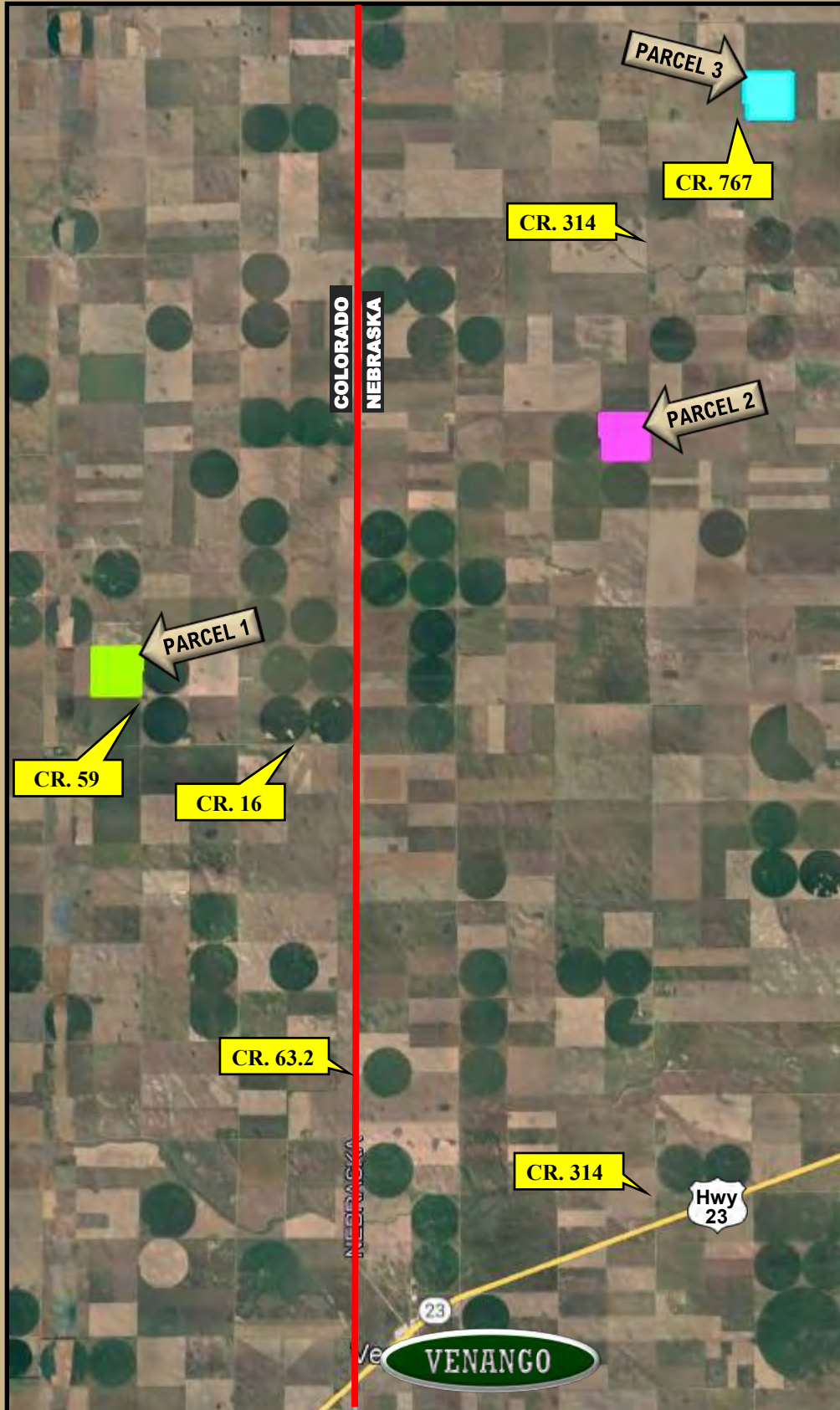


LAND AUCTION

THURSDAY • FEBRUARY 17, 2022

1:00 PM MST - Perkins Co. Fairgrounds, Grant, NE

**2 NEBRASKA TRACTS & 1 COLORADO TRACT
484 TOTAL ACRES DRY CROPLAND**



PROCEDURES

Real Estate Land Auction with Seller's Reserve for Koenig Bros. The property will be offered in 3 parcels. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

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 10, 2022. **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 an **Seller's Reserve Auction.**

Possession - Full possession at Closing on all Parcels.

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 is subject to existing fence and field boundaries.

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

SELLER

KOENIG BROS

Joint Listing Agents

Mike Polk 308.539.4446 | Jerry Weaver 308-539-4456

Thomas Maddux 308.650.9695

Roger Luehrs, Don Walker, Bruce Dodson, Chase Dodson, Brian Reynolds



Mike Polk
Co-Listing Agent



Jerry Weaver
Co-Listing Agent

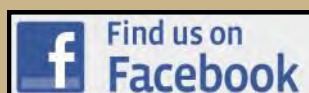
Offered in Cooperation



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

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.

NORTH PLATTE OFFICE
PO Box 1166
401 Halligan Dr.
North Platte, NE 69103
agriaffiliates.com
(308) 534.9240



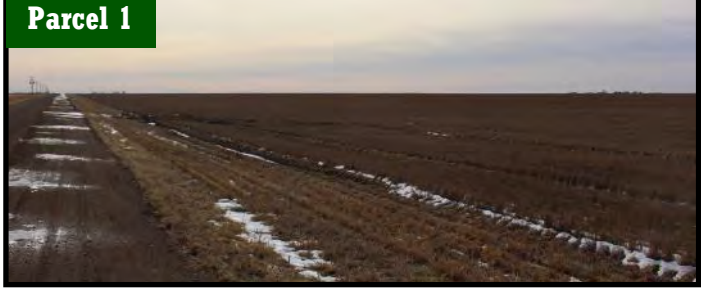





MADDUX & LANDBanc, LLC

6931 N. HIGHWAY 83
NORTH PLATTE, NE 69101
308.650.9695



2 Nebraska Tracts - 1 Colorado Tract
484 Acres - 3 Parcels Dry Cropland

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

<p>Parcel 1</p>  	<p>Parcel 1 NE corner of quarter is at the intersection of County Road 59 & County Road 18.</p> <p><u>LEGAL DESCRIPTION:</u> NE1/4 Sec. 11-T10N-R43W, of the 6th P.M., Sedgwick County, CO</p> <p><u>TAXES & ACRES:</u> 162.88 acres; 2021 taxes payable in 2022 - \$600.16</p> <p><u>LAND USE:</u> 159.07 FSA acres dry cropland</p> <p><u>ESTIMATED FSA INFO:</u> Wheat base - 94.33 ac. @ 38 bu/ PLC; Corn Base - 64.74 ac. @ 118 bu. PLC</p> <p><u>SOILS:</u> Almost entirely Class II soils with 0-3% slopes. Richfield loam, Rago and Kuma silt loams, Keith, Goshen, Keith-Kuma Silt loams.</p> <p><u>ACCESS:</u> Access provided by County Road 59 on the east boundary of the parcel.</p> <p><u>COMMENTS:</u> excellent quarter section with great soils & level terrain. All in wheat stubble, sprayed and ready to plant to corn in 2022.</p>
<p>Parcel 2</p>  	<p>Parcel 2 NE corner of quarter is at the intersection of County Road 314 and county Road 764.</p> <p><u>LEGAL DESCRIPTION:</u> NE1/4 Sec. 28-T11N-R41W of the 6th P.M., Perkins County, NE</p> <p><u>TAXES & ACRES:</u> 160.78 tax-assessed acres; 2021 taxes payable in 2022 - \$1,512.88</p> <p><u>LAND USE:</u> 157.24 FSA acres dry cropland</p> <p><u>FSA INFORMATION:</u> Wheat base - 78.75 ac. @ 48 bu. PLC; Corn base - 19.74 ac. @ 84 bu. PLC</p> <p><u>SOILS:</u> Mostly Class II soils; 60% Kuma silt loam, 0-1% slope, 27% Satanta loam 1-3% slope and 12% Class III Rosebud loam.</p> <p><u>ACCESS:</u> Access off County Road 314 on the east side of the parcel.</p> <p><u>COMMENTS:</u> Nearly level quarter with great soils, entirely wheat stubble, sprayed and ready to plant to corn in 2022.</p>
<p>Parcel 3</p>  	<p>Parcel 3 SW corner of quarter is at the intersection of County Road 315 & County Road 767.</p> <p><u>LEGAL DESCRIPTION:</u> SW1/4 Sec. 2-T11N-R41W, of the 6th P.M., Perkins County, NE</p> <p><u>TAXES & ACRES:</u> 160.43 tax-assessed acres; 2021 taxes payable in 2022 \$1,496.22</p> <p><u>LAND USE:</u> 157.45 FSA acres dry cropland.</p> <p><u>FSA INFORMATION:</u> Wheat base - 157.60 ac. @ 48 bu. PLC; Corn base - 39.50 ac. @ 84 bu. PLC</p> <p><u>SOILS:</u> 85% Class II soils with 0-3% slopes, to include: Satanta loam, Kuma silt loam, Class III Rosebud-Canyon loams and Lodgepole silt loam</p> <p><u>ACCESS:</u> Access off County Road 767 that is the southern boundary of the parcel.</p> <p><u>COMMENTS:</u> Parcel is entirely in growing wheat and 100% of wheat crop shall pass to buyer. Buyer will pay at closing \$2,104.00 to assume RCIS wheat crop policy. Wheat policy is 157.5 planted acres at 50 bu./ac. APH at 75% level. Policy has 37.5 bu./ac. guarantee @ \$7.10/bu. Or \$266/ac. and a total of \$41,934 indemnity coverage.</p>

Offered in Cooperation

