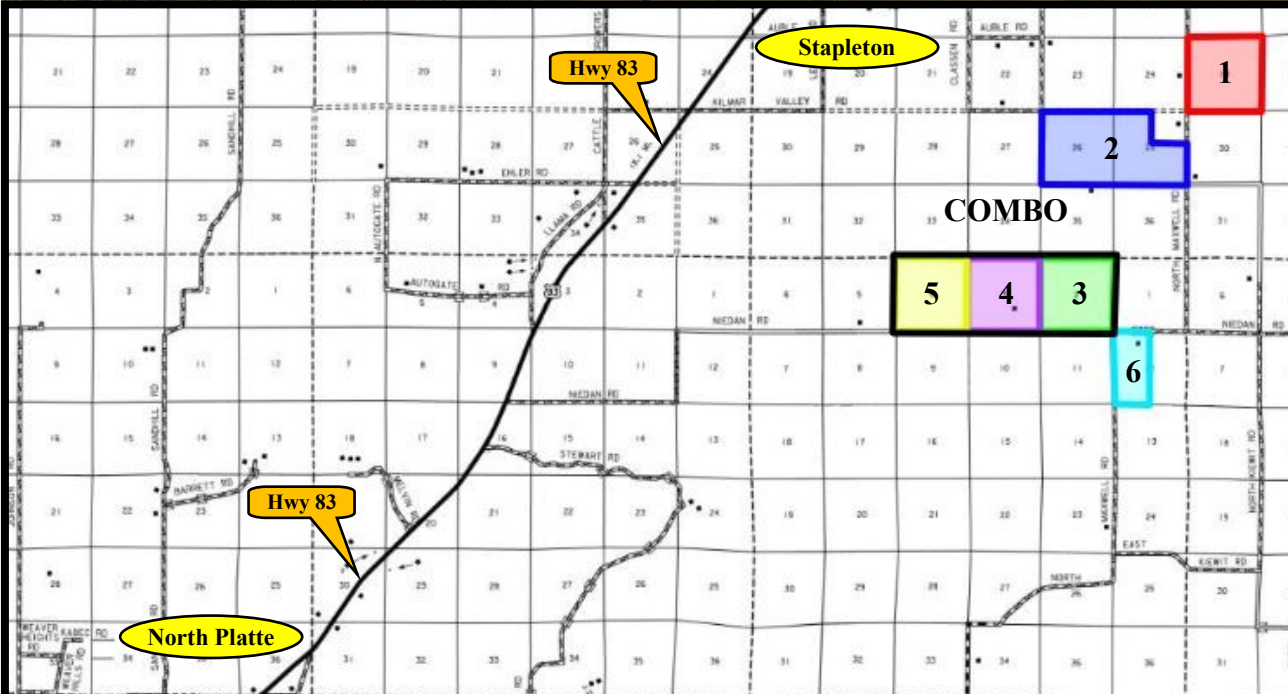


LAND AUCTION

THURSDAY • DECEMBER 17, 2020

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

3,968 ACRES - 6 PARCELS - LINCOLN COUNTY, NEBRASKA



PROCEDURES

Real Estate Seller Reserve Auction for **Homestead 1884, LLC** The property will be offered in 6 parcels with 1 combination. 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 January 20, 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.

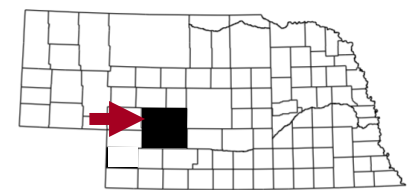
Taxes - Seller to pay 2020 real estate taxes.

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 parcel. Legal description is 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 a bidder must be completed **48 hours prior to the Auction.**

A detailed brochure is available at agriaffiliates.com



SELLER

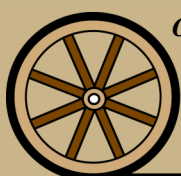
HOMESTEAD 1884, LLC.

Joint Listing Agents

Bruce Dodson 308.539.4455 | Jerry Weaver 308.539.4456 | M. Kurt Pieper 308.530.2066

Mike Polk, Don Walker, John Childears, Chase Dodson, Brad Atkins, Brian Reynolds, Tony Eggleston

H-D Management: Hank Knisley, Justin Pieper



Offered in Cooperation

agriaffiliates.com

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.

401 Halligan Drive - North Platte, NE 69103 - 308.534.9240



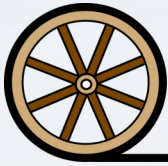
H-D

Offered in Cooperation

MANAGEMENT COMPANY

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





AGRI AFFILIATES

Providing Farm - Ranch Real Estate Services

P.O. Box 1166 401 Halligan Dr. North Platte, NE 69103



LAND AUCTION

6 PARCELS - 1 COMBO

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

Jointly offered by H-D Management Company

Parcel 1



Parcel 1

LEGAL DESCRIPTION: All of Section 19-T16N-R27W of the 6th P.M., Lincoln County, Nebraska

TAXES & ACRES: 634.02 +/- taxable acres - 2019 taxes \$3,399.74

LAND USE: Entirely sandhills grass cross-fenced into 4 pastures with a central electric submersible well and tank watering all paddocks. Excellent section of pasture land.

Parcel 2

LEGAL DESCRIPTION: Part of Section 25 and all of Section 26-T16N-R28W of the 6th P.M., Lincoln County, Nebraska

TAXES & ACRES: 1,140 +/- taxable acres - 2019 taxes \$6,107.46

LAND USE: 1,065 acres of grass and 68 acres of non-irrigated cropland. Electric submersible stock well with 4 tanks connected by pipeline and a windmill. Cross fenced into 6 pastures with both permanent and electric fencing. Well watered pastures with county road access on east and west sides.

FSA INFORMATION: Wheat base 26.5, PLC Yield 34 Bu. Ac.

Parcel 2



Parcel 3

LEGAL DESCRIPTION: A tract to be surveyed in Pt. N1/2 and the S1/2 of Section 2-T15N-R28W of the 6th P.M., Lincoln County, Nebraska

TAXES & ACRES: Estimated 594 taxed acres - 2019 taxes estimated by parcel \$4,538

LAND USE: Estimated 493 acre of grass and 100.8 acres dry cropland. Livestock water provided by electric submersible well on the west side and east tank on a pipeline from neighboring well with agreement. Cross-fenced into 4 pastures.

FSA INFORMATION: Wheat base 36.9, PLC Yield 34 Bu. Ac.

Parcel 3



Parcel 4

LEGAL DESCRIPTION: All of Section 3-T15N-R28W of the 6th P.M., Lincoln County, Nebraska

TAXES & ACRES: 640 +/- taxed acres - 2019 taxes \$4,624.76

LAND USE: 640 acres of grass with one central tank on pipeline from Parcel 3 and one windmill. Cross-fenced into 3 pastures. Older building site in center of Section.

Parcel 5

LEGAL DESCRIPTION: All of Section 4-T15N-R28W of the 6th P.M., Lincoln County, Nebraska

TAXES & ACRES: 640 +/- taxed acres - 2019 taxes estimated by parcel \$4,406.44

LAND USE: 640 acres of grass with one windmill and two water sites on pipeline from Parcel 3.

Combo (3,4,5)

TOTAL ACRES: 1,874 +/- taxable acres including 1,773 acres of grass & 100.8 acres of non-irrigated cropland
TAXES: 2019 Lincoln County Real Estate Taxes estimated at \$13,570

Parcel 6



Parcel 6

LEGAL DESCRIPTION: W1/2 Section 12-T15N-R28W of the 6th P.M., Lincoln County, Nebraska

TAXES & ACRES: 320 +/- taxed acres - 2019 taxes estimated by parcel 4,288.02

LAND USE: 179.74 acres of non-irrigated cropland & 131.21 acres of grass. Building site with older shop, nice livestock corrals. Electric submersible well and 3 tanks. Most of the grassland can be hayed. Nice tract with potential building site. County road access on north & east sides.

FSA INFORMATION: Wheat base 66.9, PLC Yield 34 Bu. Ac.



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