

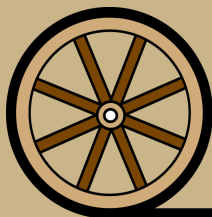
LAND AUCTION

WEDNESDAY • FEBRUARY 17, 2021

1:00 P.M. - Thomas Co. Fairgrounds, Thedford, NE

2,630 ACRES - 5 PARCELS

REYNOLDS RANCH



Offered Exclusively By:

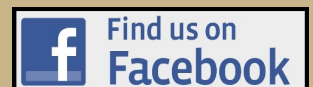
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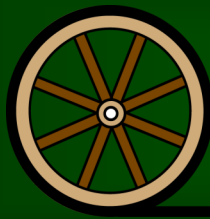
Providing Farm - Ranch Real Estate Services

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.

ARNOLD OFFICE
115 W. Arnold Ave.
Arnold, NE 69120
www.agriaffiliates.com

(308) 848-2220





AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

PROCEDURES

Real Estate **Absolute Auction for Reynolds Ranch**. The property will be offered in 5 parcels with no combinations. 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 17, 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 an **Absolute Auction**.

FSA/NRCS - The property is currently enrolled in the CSP program through 12/31/2022. This is an assignable program with future payments available to the new buyer if they agree to maintain past requirements and perform future requirements.

Possession - Full possession at Closing.

Survey: A survey of the legal description for property not offered for sale will be completed. This survey will impact the legal descriptions of Parcels 2, 4 and 5. The legal descriptions will be available prior to the auction for your review.

Personal Property: The portable panels, cattle chute, tub & alleyway are the current tenants and do not pass to the buyer. All personal property in the house is the sellers and will be removed prior to the closing.

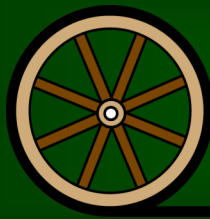
Fencing: There is no fencing between Parcel 1 and Parcel 2. The cost of a new fence (legal fence as defined in LB34-115) and auto gate on the county road will be split 50/50 between the buyers of Parcels 1 and 2.

Taxes - Seller to pay 2020 real estate taxes. Buyer to pay all 2021 taxes.

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

Acres - No warranty is expressed or implied as to exact acres included in the parcels. Legal descriptions 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 a bidder must be completed **48 hours prior to the Auction**.



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PROPERTY INFORMATION

Real Estate **Absolute Auction for Reynolds Ranch.** The property will be offered in 5 parcels with no combinations. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction. Reynolds Ranch includes approximately 2,630 taxed acres with the following parcel information:

PARCEL 1

TAXES & ACRES: 21.98 taxed acres - 2020 taxes \$99.42

COMMENTS: Excellent site for a family getaway with some mature trees for protection. County road access, single phase power through the property and the entire west boundary is the Middle Loup River.

PARCEL 2

TAXES & ACRES: Estimated 504 taxed acres - Estimated 2020 taxes \$2,294.00

COMMENTS: This parcel is fenced into two pastures. Livestock water is provided by a solar submersible and the Middle Loup River.

PARCEL 3

TAXES & ACRES: Estimated 8 taxed acres - Estimated 2020 taxes \$38.00

COMMENTS: This is a very desirable building site which is comprised of meadow along the Middle Loup River.

PARCEL 4

TAXES & ACRES: Estimated 117 taxed acres - Estimated 2020 taxes \$532.00

COMMENTS: This parcel is entirely rangeland with two windmill sites, one on each side of the property.

PARCEL 5

TAXES & ACRES: Estimated 1,979 taxed acres - Estimated 2020 taxes \$11,640.00

Buildings: A 1,296 square foot house with two detached garages, an older calving barn, a hip roof barn and a set of wooden corrals.

COMMENTS: This parcel include a small amount of meadow north of the buildings with the balance of the property comprised of sandhills rangeland. The rangeland is fenced into 6 pastures. Each pasture has one pipeline tank. The south pasture includes a pipeline tank and a second water site with a windmill.

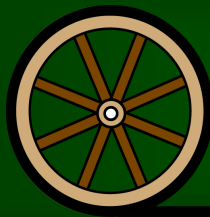


Brad Atkins
Listing Agent

Listing Agent :

Brad Atkins 308-530-9012

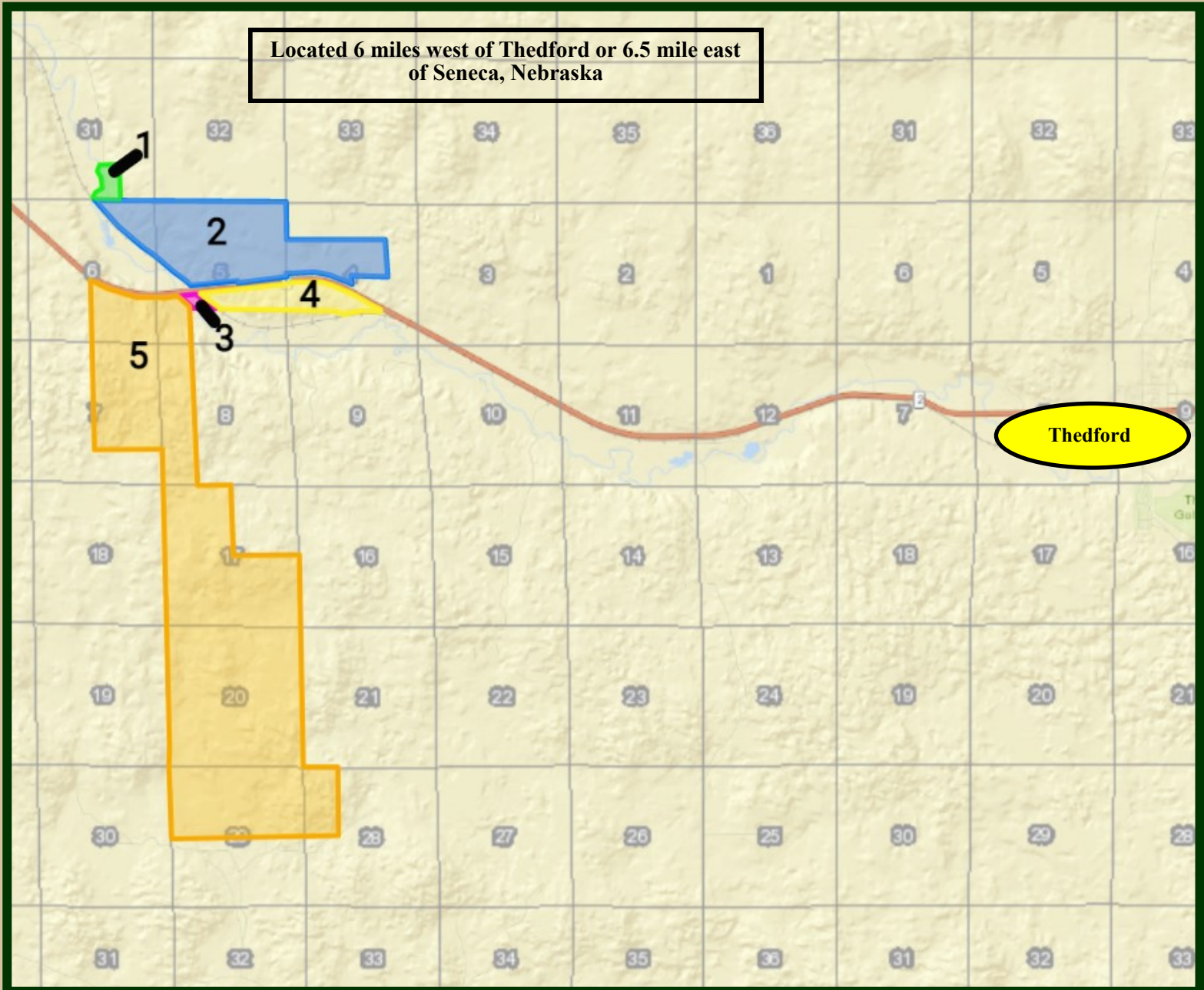
Tony Eggleston, Don Walker, Dallas Dodson, Bruce Dodson, Chase Dodson,
Mike Polk, Dave Masek, Brian Reynolds, Mike Wilken



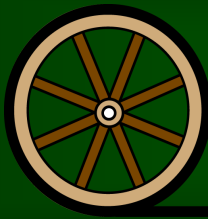
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PARCEL LOCATION MAP **5 Parcels - Thomas County, NE**



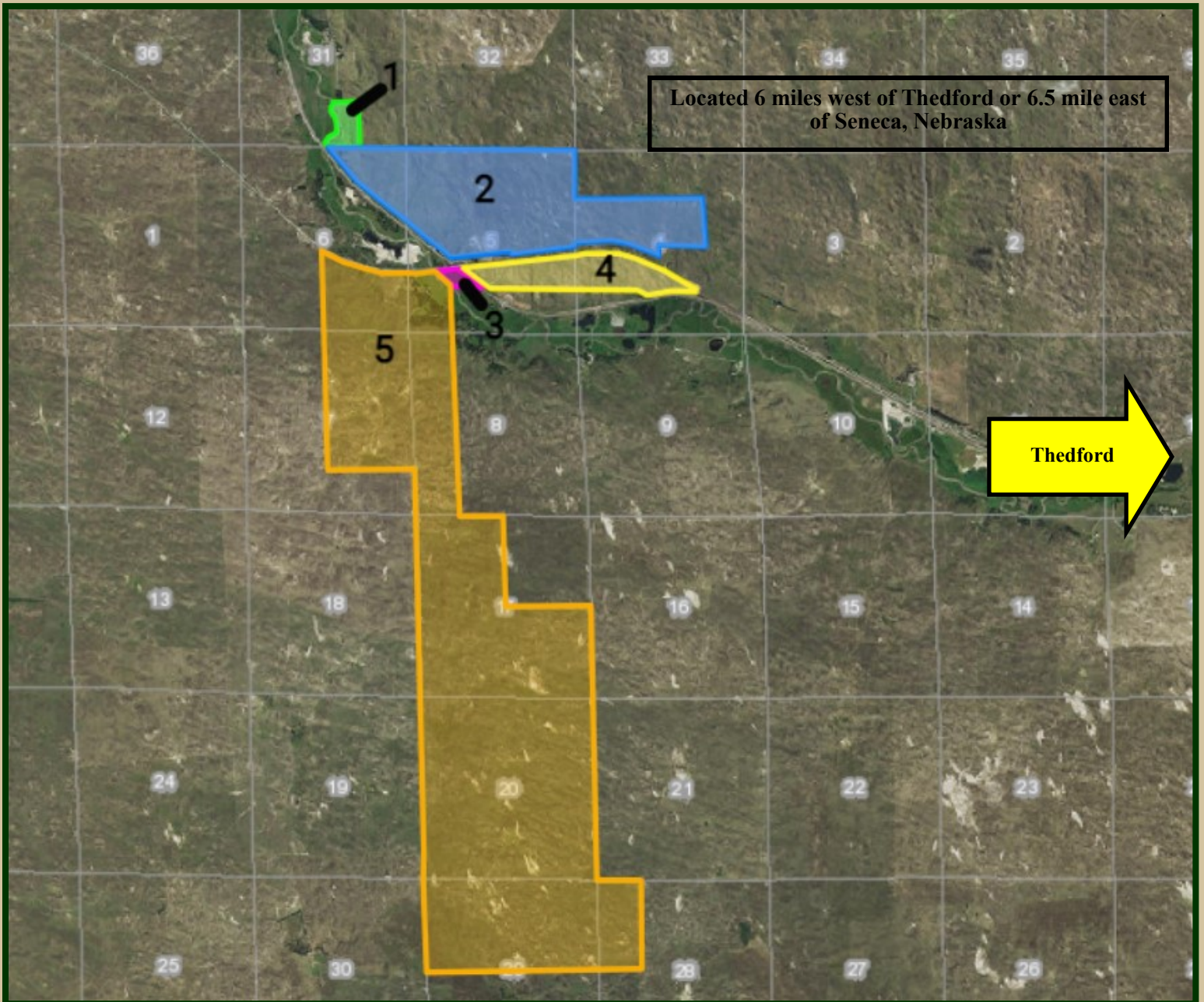
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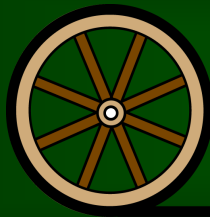


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PARCEL LOCATION MAP
5 Parcels - Thomas County, NE





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PARCEL 1



LEGAL DESCRIPTION: PT.SW1/4SE1/4, PT. SE1/4SW1/4 Section 31-T24N-R29W of the 6th P.M., Thomas County, Nebraska

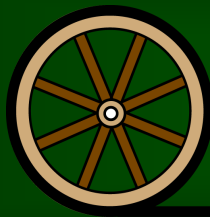
TAXES & ACRES: 21.98 taxed acres - 2020 taxes \$99.42

ACCESS: County road access through the parcel.

COMMENTS: Excellent site for a family getaway with some mature trees for protection. County road access, single phase power through the property and the entire west boundary is the Middle Loup River.

Currently no south boundary fence. Cost of a new fence and auto gate will be split 50/50 between buyers of Parcels 1 & 2.

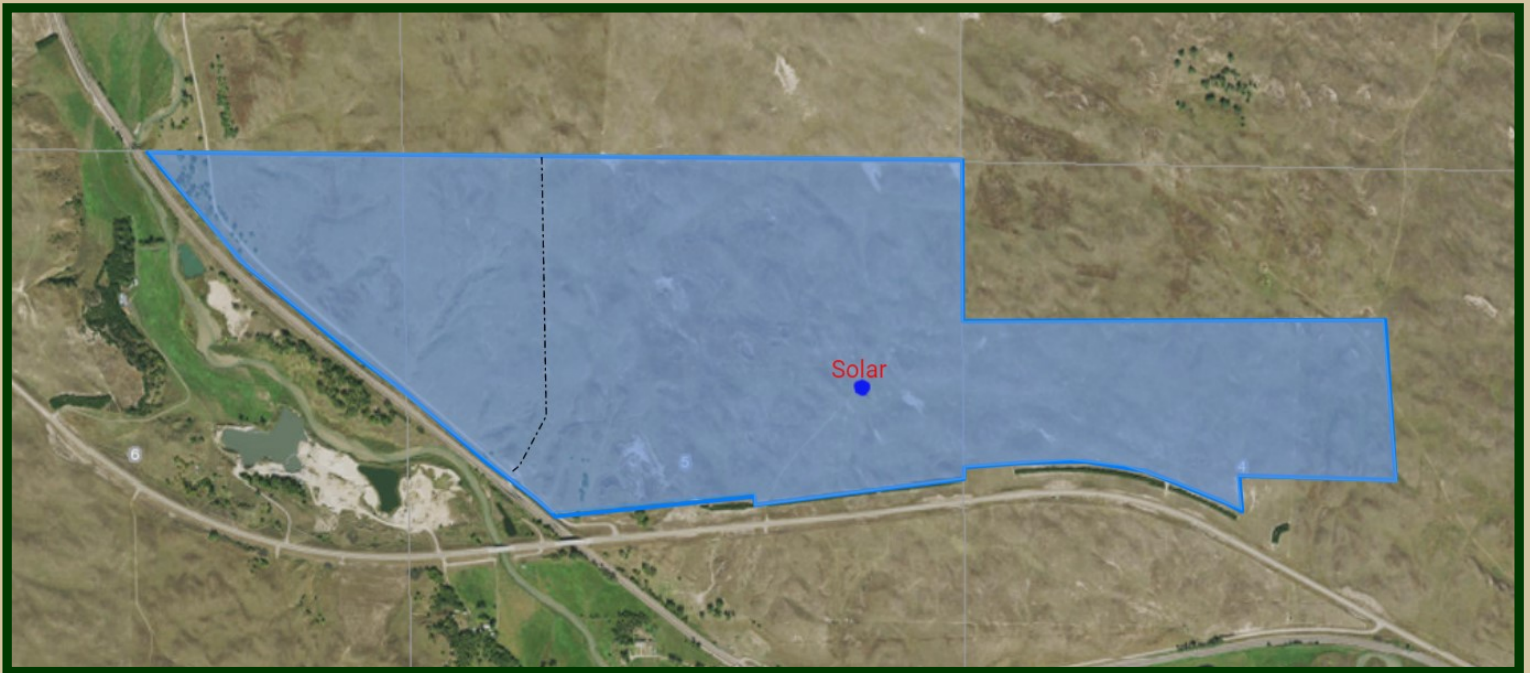




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PARCEL 2



LEGAL DESCRIPTION: Parts of the following legal description lying north of Highway 2 and east of BNSF RR; Part of SW1/4NE1/4, S1/2NW1/4, N1/2SW1/4 Sec. 4; Part of Sec. 5; Part of NW1/4 Sec. 6-T23N-R29W of the 6th P.M., Thomas County, Nebraska

TAXES & ACRES: Estimated 504 taxed acres - Estimated 2020 taxes \$2,294.00

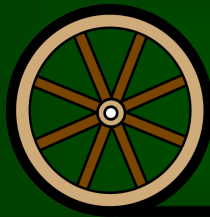
ACCESS: Highway 2 on the south and county road access along the west side of property.

COMMENTS: This parcel is fenced into two pastures. Livestock water is provided by a solar submersible and the Middle Loup River.

*Currently no boundary fence between Parcels 1 & 2.
The cost of a new fence and auto gate will be split 50/50
between buyers of Parcels 1 & 2.*



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PARCEL 3

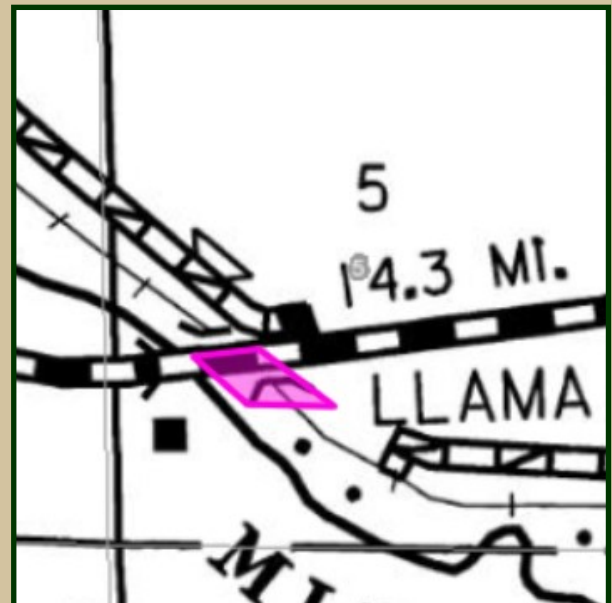


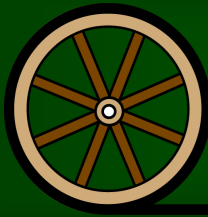
LEGAL DESCRIPTION: That part of the 1/2SW1/4 lying west of the BNSF RR, south of Highway 2 and east of the Middle Loup River Section 5-T23N-R29W of the 6th P.M., Thomas County, Nebraska.

TAXES & ACRES: Estimated 8 taxed acres - Estimated 2020 taxes \$38.00

ACCESS: Access is provided off of Highway 2.

COMMENTS: This is a very desirable building site which is comprised of meadow along the Middle Loup River.





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PARCEL 4

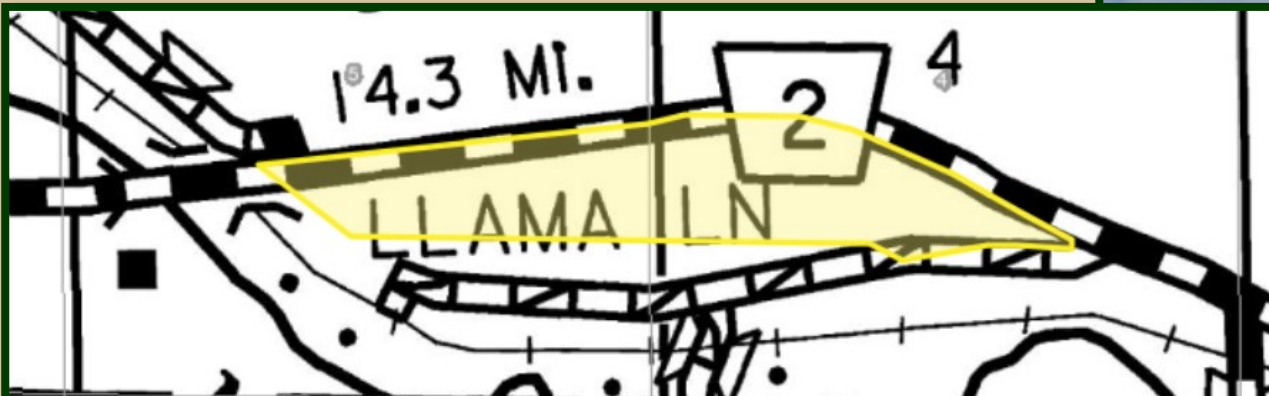


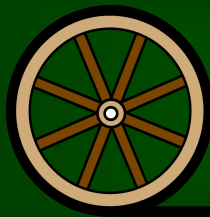
LEGAL DESCRIPTION: Those parts lying east of the BNSF RR and south of Highway 2 including Part of N1/2S1/2 Section 4 and Part of N1/2S1/2 Section 5-T23N-R29W of the 6th P.M., Thomas County, Nebraska

TAXES & ACRES: Estimated 117 taxed acres - Estimated 2020 taxes \$532.00

ACCESS: Access is provided off of Highway 2 on the north and by county gravel road on the southeast.

COMMENTS: This parcel is entirely rangeland with two windmill sites, one on each side of the property.

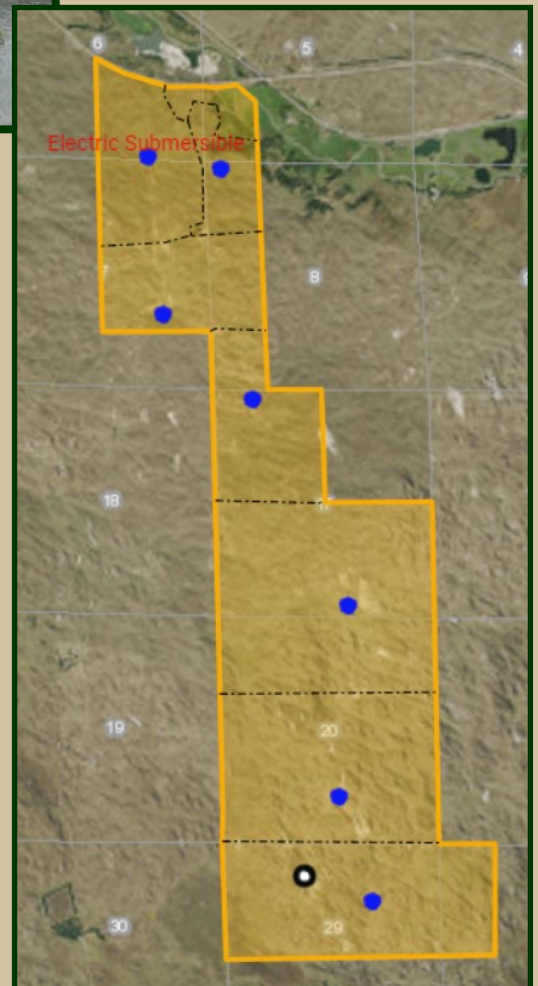




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PARCEL 5

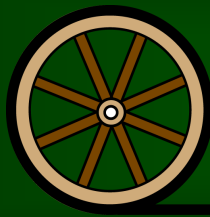


LEGAL DESCRIPTION: PT.SW1/4 South of Highway 2 and west of the Middle Loup River in Section 5; W1/2W1/2 Section 8; N1/2 Section 29; All Section 20; PT.SE1/4 South of Highway 2 in Section 6; NE1/4, N1/2SE1/4 Section 7; W1/2NW1/4 Section 28; SW1/4NE1/4, S1/2NW1/4, N1/2SW1/4 Section 4; NW1/4, S1/2 Section 17-T23N-R29W Part SW1/4SE1/4, Part SE1/4SW1/4 Section 31-T24N-R29W of the 6th P.M., Thomas County, Nebraska

TAXES & ACRES: Estimated 1,979 taxed acres - Estimated 2020 taxes \$11,640.00

ACCESS: Excellent access provided by Highway 2.

Buildings: Located a very appropriate 200 yard off of Highway 2 is a 1,296 square foot house with two detached garages, an older calving barn, a hip roof barn and a set of corrals.

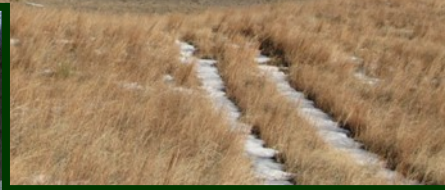


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PARCEL 5

COMMENTS: This parcel include a small amount of meadow north of the buildings with the balance of the property comprised of sandhills rangeland. The rangeland is fenced into 6 pastures. Each pasture has one pipeline tank. The south pasture includes a pipeline tank and a second water site with a windmill.





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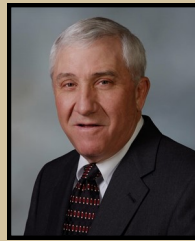
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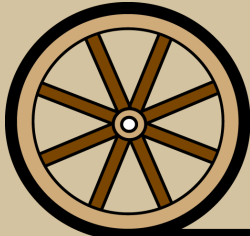
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“Big Enough to Serve You; Small Enough to Know You!”