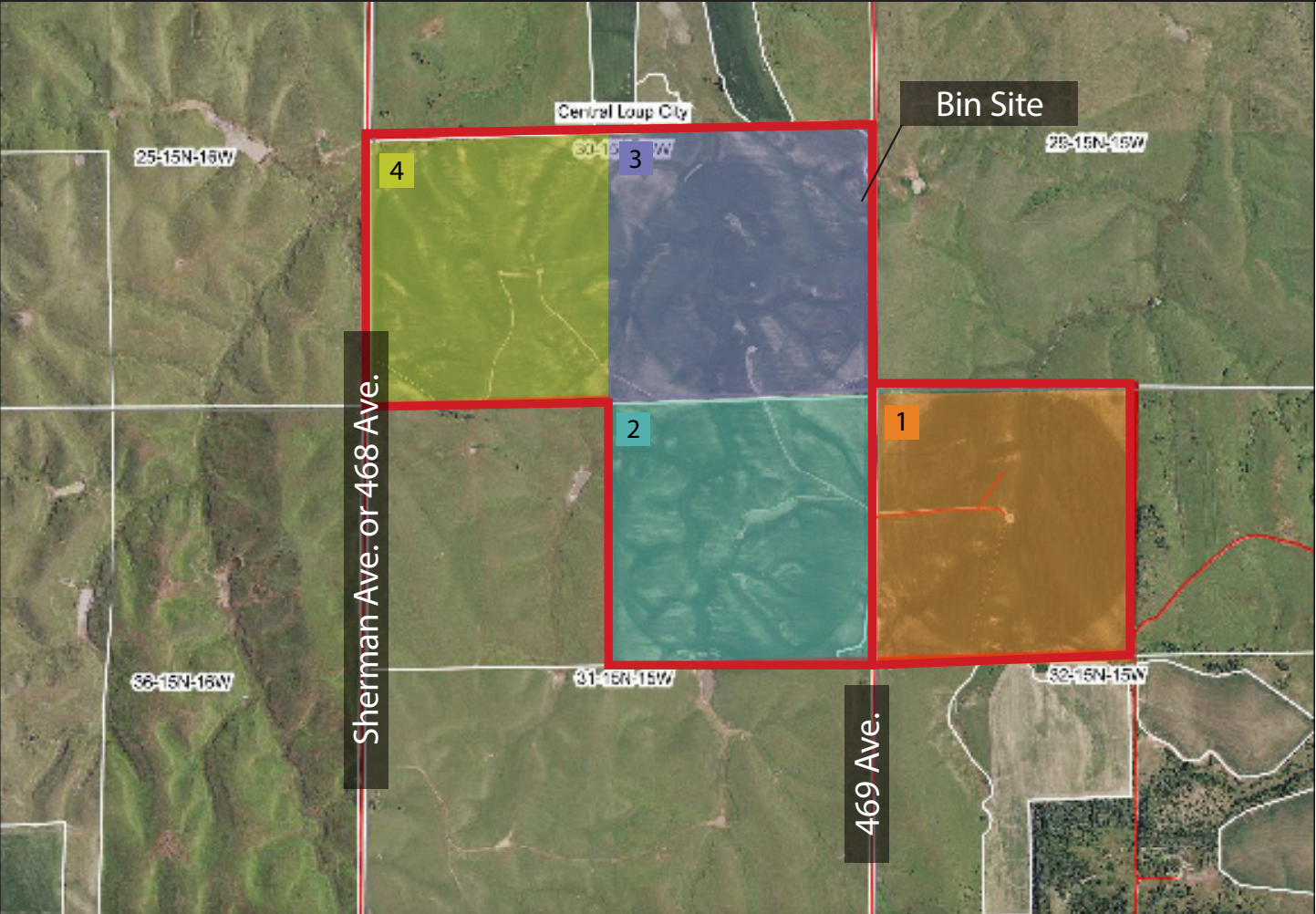


# ON-LINE & LIVE LAND AUCTION

February 28, 2019 • 11:00 a.m.

Loup City Community Center, 803 O St, Loup City, NE

Property: 634 Acres (+/-) divisible to 4 Tracts (474 acres are contiguous in one tract)  
Loup City, Nebraska | Sherman County, Nebraska  
Located 5 miles west of Loup City on HWY 92 to 469 Ave., then 3 miles south



PROPERTY & LEGAL DESCRIPTION	<b>PARCEL 1</b> – 160 Acres (+/-) – NW ¼ 32-15N-15W – Pivot Irrigated <b>PARCEL 2</b> – 160 Acres (+/-) – NE ¼ 31-15N-15W – Pivot Irrigated <b>PARCEL 3</b> – 160 Acres (+/-) – SE ¼ 30-15N-15W – Pivot Irrigated <b>PARCEL 4</b> – 154 Acres (+/-) – SW ¼ 30-15N-15W – Pivot Irrigated
REAL ESTATE TAXES 2018	<b>PARCEL 1</b> – 160 Acres - \$5,188.76 <b>PARCEL 2</b> – 160 Acres - \$5,225.52 <b>PARCEL 3 &amp; PARCEL 4</b> – 314 Acres – \$10,206.62
CONTACT	Carrie Duffy • 402.290.7847 • <a href="http://blackdirt.us">blackdirt.us</a>

**For information contact:**

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**Steve Peterson or Doug Rickett**  
DPA Auctions  
800.492.9090

For more information go to:  
**[www.DPAauctions.com](http://www.DPAauctions.com)**



TERMS & CONDITIONS: High bidder will enter into purchase agreement upon conclusion of the auction. \$100,000 earnest deposit due day of sale with execution of the purchase agreement, made payable to Springdale Title & Realty, Inc. Balance of purchase price to be paid in full, with certified funds upon closing and delivery of deed. Closing to take place on or before March 29, 2019. Title insurance and closing fees to be shared equally between Buyer and Seller. Seller to pay 2018 Real Estate taxes, 2019 and subsequent taxes are the sole responsibility of the Buyer. Full possession to be given upon closing. Sale of the property is not contingent upon ability of the Buyer to secure financing. Any announcement day of auction shall take precedence over any printed material. Final bid subject to the confirmation of Seller. The Property shall include all mineral and water rights owned by Seller, if any, privileges, right of ways, easements and restrictions of record. To the extent any and all mineral and water rights, privileges, rights of ways, easements and related rights applicable to the Property are conveyed, Broker makes no representations, warranties, or guarantees regarding such rights. Property and equipment is sold on "AS IS, WHERE IS" basis with no warranties or guarantees expressed or implied, made by the Broker, Auctioneer or Seller. No operational assessments have been made DPA Auctions and/or Black Dirt Land Sales & Management LLC, it has been photographed ONLY. Agency: Carrie Duffy, Steve Peterson, Doug Rickett, Paige Peterson are acting as Seller's limited agents and as such, solely represent the Seller in this transaction.

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## PARCEL 1

NW ¼ 32-15N-15W

### FSA & IRRIGATION INFORMATION

Crop Election – ARC County  
Cropland – 159.78 Acres  
Irrigated – 134.8 Acres  
Certified – Lower Loup NRD

CROP	BASE ACRES	PLC YIELD
CORN	157.4	139

**Pivot:** 1999 9 Tower T&L medium to high pressure pivot. Amarillo gearhead.

<b>Registration #:</b> G-059560	<b>County Name:</b> Sherman	<b>Completion Date:</b> 12/30/77	<b>Acres Irr:</b> 134.8	<b>Column Diameter:</b> 8 in
<b>Well ID:</b> 67309	<b>NRD Name:</b> Lower Loup	<b>Filing Date:</b> 3/13/78	<b>Gallons Per Minute:</b> 700 gpm	<b>Pump Depth Well Depth:</b> 441 ft
	<b>Well Location:</b> NW 32-15N-15W		<b>Static Level:</b> 100 ft	
			<b>Pumping Level:</b> 125 ft	

## PARCEL 2

NE ¼ 31-15N-15W

### FSA & IRRIGATION INFORMATION

Crop Election – ARC County  
Cropland – 159.78 Acres  
Irrigated – 134.8 Acres  
Certified – Lower Loup NRD

CROP	BASE ACRES	PLC YIELD
CORN	155.17	139

**Pivot:** 2014 10 Tower Valley electric drive pivot; Amarillo gearhead; 3 wheels on towers 4, 5, 6 & 7

<b>Registration #:</b> G-144227	<b>County Name:</b> Sherman	<b>Completion Date:</b> 12/22/1980	<b>Acres Irr:</b> 136	<b>Column Diameter:</b> 16 in
<b>Well ID:</b> 184110	<b>NRD Name:</b> Lower Loup	<b>Filing Date:</b> 4/6/2007	<b>Gallons Per Minute:</b> 900 gpm	<b>Pump Depth Well Depth:</b> 440 ft
	<b>Well Location:</b> NE 31-15N-15W		<b>Static Level:</b> 100 ft	
			<b>Pumping Level:</b> 174 ft	

## PARCEL 3

SE ¼ 30-15N-15W

### FSA & IRRIGATION INFORMATION

Crop Election – ARC County  
Cropland\* – 306.35  
Irrigated\* – 253.33 Acres  
Certified – Lower Loup NRD

CROP	BASE ACRES	PLC YIELD
CORN	305.93*	139

**Pivot:** 2012 9 Tower Valley electric drive pivot; Randolph gearhead; 3 wheels on 7 of the towers  
**Bin Site:** Two Grain Bins – 10,000 bushel drying bin & 18,000 bushel storage bin. Drying is by propane  
**Livestock Water:** Submersible well

<b>Registration #:</b> G-059561	<b>County Name:</b> Sherman	<b>Completion Date:</b> 2/27/1978	<b>Acres Irr:</b> 253.33	<b>Column Diameter:</b> 8 in
<b>Well ID:</b> 67310	<b>NRD Name:</b> Lower Loup	<b>Filing Date:</b> 3/13/1978	<b>Gallons Per Minute:</b> 700 gpm	<b>Pump Depth Well Depth:</b> 441 ft
	<b>Well Location:</b> 30-15N-15W		<b>Static Level:</b> 101 ft	
			<b>Pumping Level:</b> 160 ft	

## PARCEL 4

SW ¼ 30-15N-15W

### FSA & IRRIGATION INFORMATION

Crop Election – ARC County  
Cropland\* – 306.35  
Irrigated\* – 253.33 Acres  
Certified – Lower Loup NRD

CROP	BASE ACRES	PLC YIELD
CORN	305.93*	139

**Pivot:** 1999 9 Tower T&L

<b>Registration #:</b> G-144227	<b>County Name:</b> Sherman	<b>Completion Date:</b> 10/21/1963	<b>Acres Irr:</b> 160	<b>Column Diameter:</b> 7 in
<b>Well ID:</b> 29329	<b>NRD Name:</b> Upper Big Blue	<b>Filing Date:</b> 5/28/1964	<b>Gallons Per Minute:</b> 1500 gpm	<b>Pump Depth Well Depth:</b> 260 ft
	<b>Well Location:</b> 13-14N-1W		<b>Static Level:</b> 150 ft	
			<b>Pumping Level:</b> 165 ft	

### ADDITIONAL INFORMATION

- Well cared for farms
- Good equipment
- One mile of new fence along north side of Parcels 3 and 4

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