

Washa Farm Auction

Real Estate and Water

SOLD



Located 4 miles south west of Ogallala, Nebraska on paved county road
Pivot Irrigated; Pivot Development; Certified Acres; Total Unit

1 PM Thursday, February 17, 2011 - Platte River Inn in Ogallala

Procedures

Washa Farm is offered as: 1) Pivot Irrigated Cropland; 2) Cropland with Pivot Potential; 3) **67 Certified Acres Twin Platte NRD Water**; 4) Total Unit of all parcels. Washa Farm is offered at Minimum Bid of \$385,000, which converts to an Absolute Auction - Selling to highest combined bid, with direct competition between parcels and unit. Purchase Agreement, Supplemental Brochure, and Title Insurance Commitment are available for your review from Agri Affiliates prior to the auction.

Terms & Conditions

Terms - Cash sale requires 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before March 10, 2011. **Purchase Agreement is not contingent on financing; if Purchaser fails to close by the Closing date due to financing, Seller may declare the Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; or at Seller's Option, Buyer shall pay interest on Purchase Price at 12% from the date of scheduled Closing until actual Closing.** Seller to convey title by Personal Representative & Trustee Deeds; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and the Closing Protection Letter by the Title Company shared 50/50 by Seller/Purchaser. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of the water rights, water availability, irrigation equipment or adequacy of pivot development potential.

Possession - At Closing, including 100% of growing wheat.

Taxes - 2010 real estate taxes paid by Seller; 2011 paid by Purchaser.

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

Acres - Reported acreages were obtained from Keith County USDA-FSA office, and County Assessor. A recent survey has removed acreages in the SE corner Section 15, and NE corner Section 22. Property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions subject to existing fence/field boundaries.

USDA-FSA - This property sells with all FSA Base Acres included.

NRD - The Farm is in the Twin Platte Natural Resource District; and is subject to any rules & regulations of that district.

**Seller : Ruthcile Washa Estate
and John R Washa Family Trusts**

Contact Broker for Supplemental Brochure

Listing Agent : Mike Polk 308/539-4446

Loren Johnson - Duane McClain - Jerry Weaver - Bruce Dodson
Appraiser - Tony Eggleston
Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Gering Office 308/633-5505 Jerry Sloan
Kearney Office 308/234-4969 Bart Woodward

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents of Broker are acting as Agent of the Seller.

Washa Farm in T13N-R39W, Keith County, Nebraska

. . . has excellent access & location, split by paved county road just 4 miles southwest of the Ogallala I-80 interchange. Parcel 1 includes pivot irrigated cropland, 4 irrigation wells, non-irrigated crop, 2 highway signs, and rangeland bordering I-80. Parcel 2 includes non-irrigated cropland capable of pivot development. Parcel 3 is **67 NRD Certified Acres** that can be transferred to Parcel 2 or within the Twin Platte NRD.

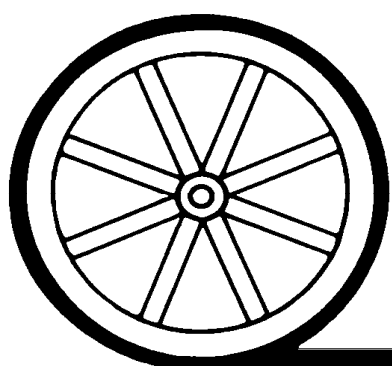
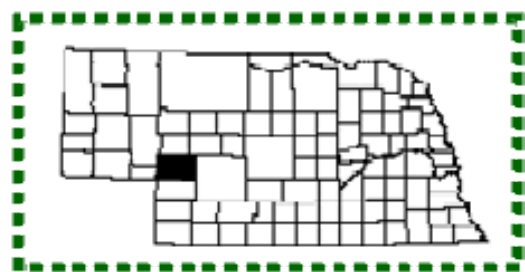
Parcel 1: Lots 1&2 south of I-80 & SE1/4 Section 15 except a surveyed tract in the southeast corner. 223 taxed acres, 2010 taxes \$4,380. 95 acres pivot irrigated (106 acres Twin Platte NRD Certified Irrigated); 78 acres prior gravity irrigated, 15 acres non-irrigated; 30 acres rangeland and 2 acres roads. Registered Wells: Pivot G-007077, May 2008 @ 650 gpm; Isuzu 6cyl diesel, Amarillo gear, Sargent 2008 pump; has 9 tower Lockwood Electric pivot; SW well G-007075, August 1957 @ 950 gpm; Isuzu diesel, US Motors, Western Land Roller; South well G-007076, 1983 @ 500 gpm; SE well G-014810, October 1958 @ 650 gpm. Pivot soils 40% Class I Duroc loam; 60% Class II soils. 2 highway signs.

Parcel 2: NE1/4 Section 22 except a surveyed building tract in the northeast corner. 150 taxed acres, 2010 taxes \$1,045; non-irrigated cropland.

Pivot potential with Parcel 3 water, with or without Parcel 1 wells.

Parcel 3: **67 NRD Certified Acres** transferable within the Twin Platte NRD west of the Tri County Canal diversion east of North Platte, within the South Platte River drainage; or **Acres** can be placed in Twin Platte NRD water bank for future transfer.

Total Unit: 370 Acres, with 67 NRD Certified Acres; pivot in NE1/4 Section 22 can be developed with extra Certified Acres and extra wells, or water transferred within the NRD. **Total Minimum Bid: \$385,000**



AGRI AFFILIATES, INC.

. . . *Providing Farm - Ranch Real Estate Services.* . . .



**NRD Certified Acres
WATER FOR SALE**

