

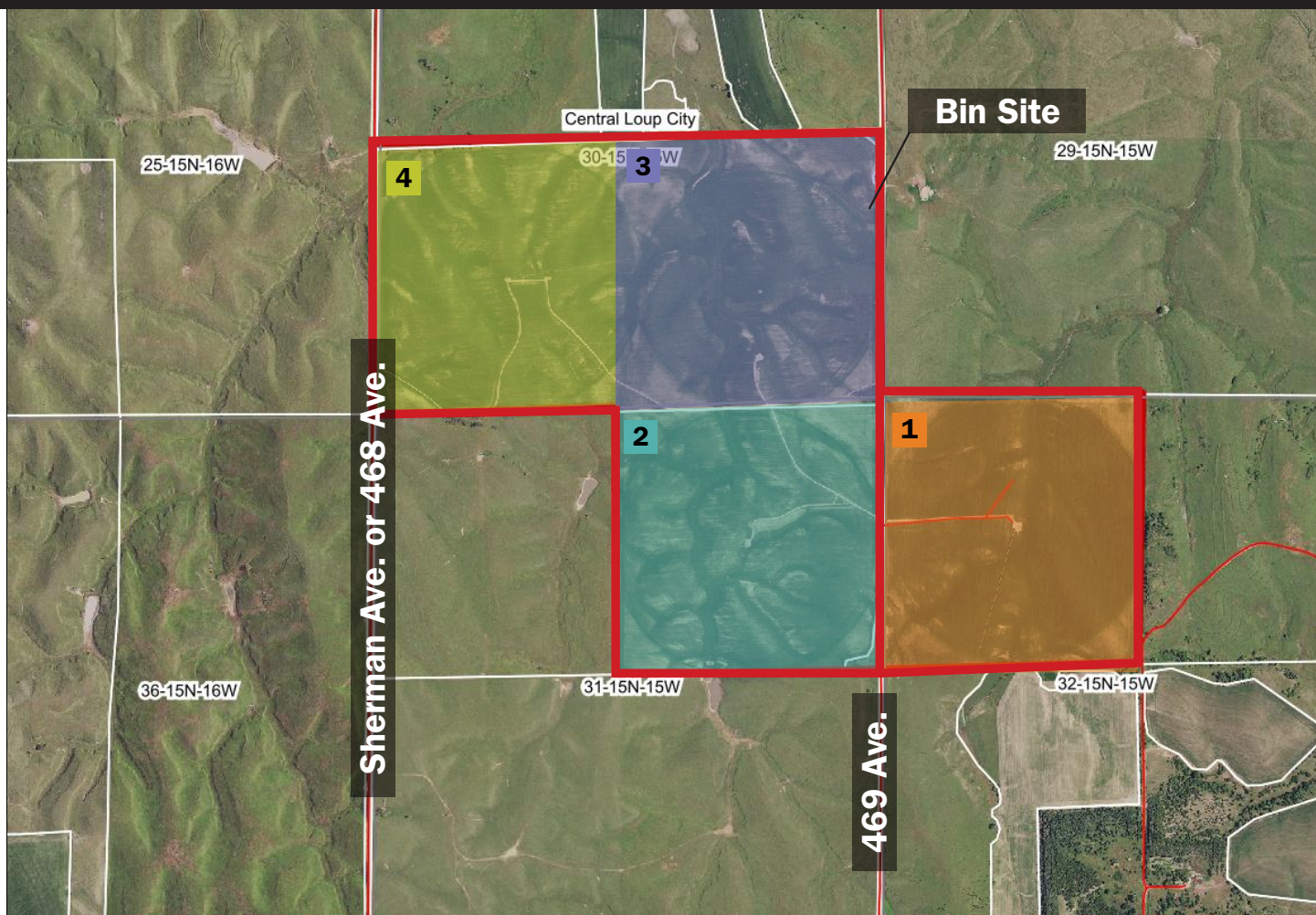
ON-LINE & LIVE LAND AUCTION

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

BLACK DIRT
LAND SALES & MANAGEMENT LLC



PROPERTY & LEGAL DESCRIPTION

PARCEL 1 – 160 Acres (+/-) – NW ¼ 32-15N-15W – Pivot Irrigated
PARCEL 2 – 160 Acres (+/-) – NE ¼ 31-15N-15W – Pivot Irrigated
PARCEL 3 – 160 Acres (+/-) – SE ¼ 30-15N-15W – Pivot Irrigated
PARCEL 4 – 154 Acres (+/-) – SW ¼ 30-15N-15W – Pivot Irrigated

REAL ESTATE TAXES 2018

PARCEL 1 – 160 Acres - \$5,188.76
PARCEL 2 – 160 Acres - \$5,225.52
PARCEL 3 & PARCEL 4 – 314 Acres – \$10,206.62

CONTACT

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For more information go to:
www.DPAauctions.com

DPA
AUCTIONS

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: 9 Tower T-L hydraulic drive, medium to high pressure pivot. Amarillo gearhead.

Registration #: G-059560	County Name: Sherman	Completion Date: 12/30/77	Acres Irr: 134.8	Column Diameter: 8 in
Well ID: 67309	NRD Name: Lower Loup	Filing Date: 3/13/78	Gallons Per Minute: 700 gpm	Pump Depth Well Depth: 441 ft
	Well Location: NW 32-15N-15W		Static Level: 100 ft	
			Pumping Level: 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: 2015 10 Tower Valley electric drive pivot; Amarillo gearhead; 3 wheels on towers 4, 5, 6 & 7

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

Registration #: G-059561	County Name: Sherman	Completion Date: 2/27/1978	Acres Irr: 253.33	Column Diameter: 8 in
Well ID: 67310	NRD Name: Lower Loup	Filing Date: 3/13/1978	Gallons Per Minute: 700 gpm	Pump Depth Well Depth: 441 ft
	Well Location: 30-15N-15W		Static Level: 101 ft	
			Pumping Level: 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: 2005 7 Tower GII Zimmatic, R3000 rotators and drops; 700 gallons

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

ADDITIONAL INFORMATION

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