

ON-LINE LAND AUCTION

March 12, 2020 • 10:00 a.m.

Irrigated Farm Land | Property: 205 Acres (+/-)
Rogers, Nebraska | Colfax County, Nebraska
FULL POSSESSION FOR 2020



PROPERTY

Approximately 205 +/- Acres
190 +/- Cropland Acres

Predominantly Class II Soils: moody silt clay loam & hobbs silt loam

East & North of Home Site Lane

- 75 (+/-) acres is pivot irrigated
- 19 (+/-) acres is planted to alfalfa in 2015
- 28 (+/-) is dryland

West of Home Site Lane & East of Creek

- 50 (+/-) acres is pivot irrigated
- 18 (+/-) is dryland

LOCATION

4 miles north of Rogers on County Road 18 to County Road J – Southeast corner of property
1748 Road J | Rogers, Nebraska

LEGAL DESCRIPTION

205 Acres – The portion of land lying east of Dry creek in the Southwest ¼ Section 14, Township 18 North, Range 4 East; The West ½ and Southeast ¼ of the Southeast ¼ and the South ½ Northeast ¼ of the Southeast ¼ Section 14, Township 18 North, Range 4 East (except home site)

REAL ESTATE TAXES 2020

205 acres estimated for 2020 - \$16,000 (+/-)

FSA, PIVOT & WELL INFORMATION

Cropland

CROP	BASE ACRES	PLC YIELD
CORN	95.75	165
SOYBEANS	99.22	45

Additional Information

- Highly productive
- Full Possession 2020

Pivots

One well (re-worked in 2014) serves two pivots (power units not included):

- West side of lane – 1979 6 Tower Zimmatic with drops
- East side of lane – 1997 9 Tower T & L

Registration #: G-051559	County Name: Colfax	Completion Date: 6/30/1976	Acres Irr: 197.7	Column Diameter: 8 in
Well ID: 59096	NRD Name: Lower Elkhorn	Filing Date: 8/24/1976	Gallons Per Minute: 700 gpm	Well Depth: 125 ft
	Well Location: SWSE 14-18N-4E		Static Level: 80 ft	

Home site offered separately: Beautiful 2012 ranch style home with pastoral landscaping, established windbreak & tree lined lane with bins, outbuildings and approximately 20 acres may be purchased separately

For information contact:

Carrie Duffy
Black Dirt Land Sales
402.290.7847
Carrie.Duffy@blackdirt.us
www.blackdirt.us

Steve Peterson or Doug Rickett
DPA Auctions
800.492.9090

To register and bid go to:
www.DPAuctions.com



TERMS: High bidder will enter into purchase agreement upon conclusion of the auction. \$125,000 earnest deposit to be placed with Title Services of Saunders County by March 13, 2020, 5:00 p.m. CST. 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 April 10, 2020. Title insurance and closing fees to be shared equally between Buyer and Seller. Seller to pay 2019 Real Estate taxes. 2020 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.

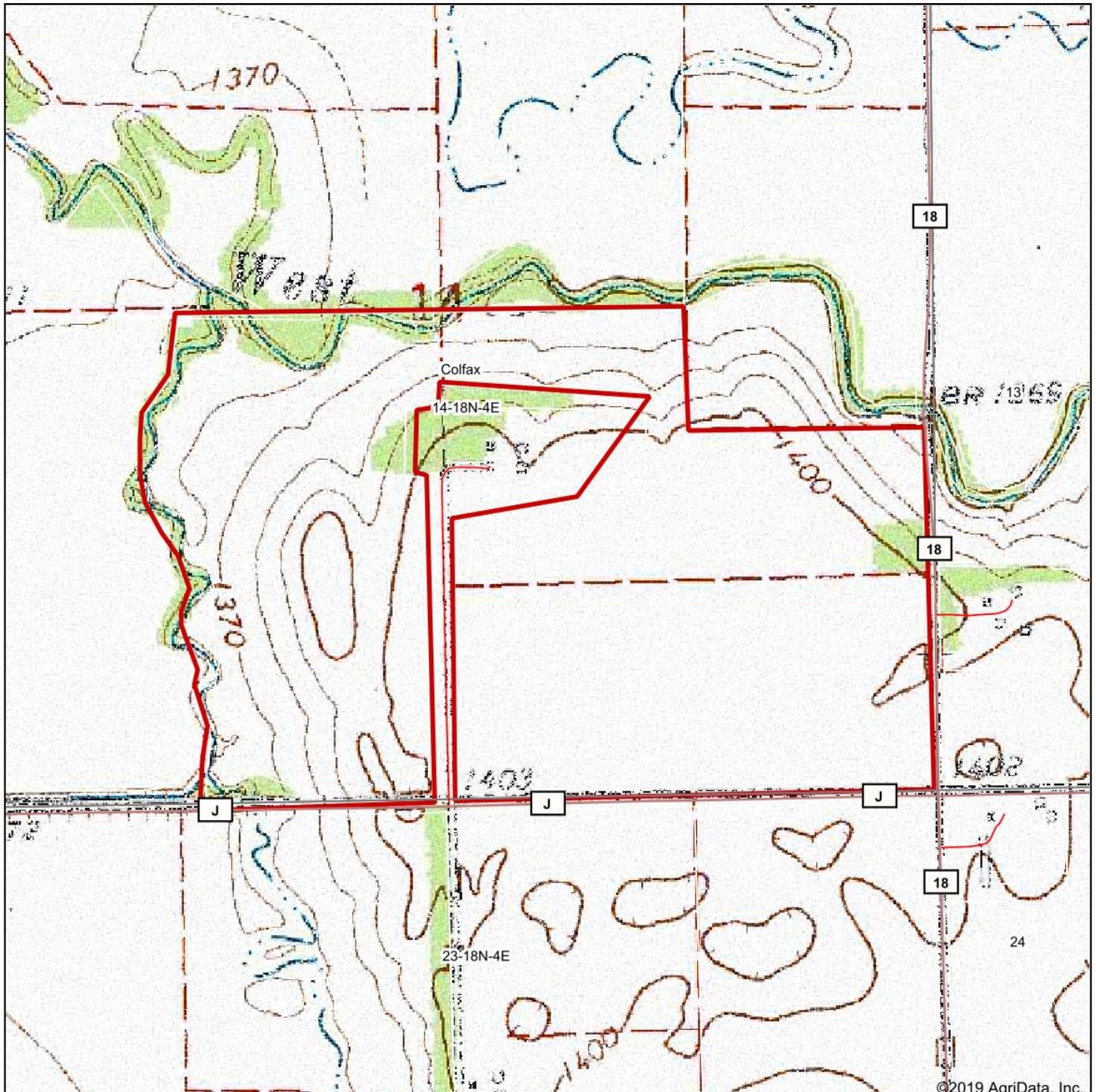
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BLACK DIRT
LAND SALES & MANAGEMENT LLC

Topography Map



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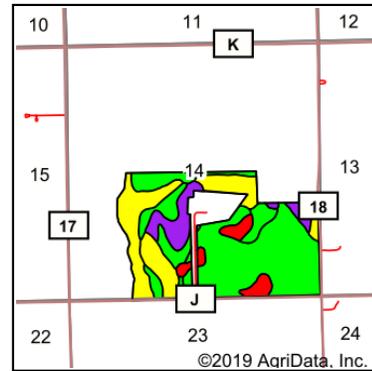
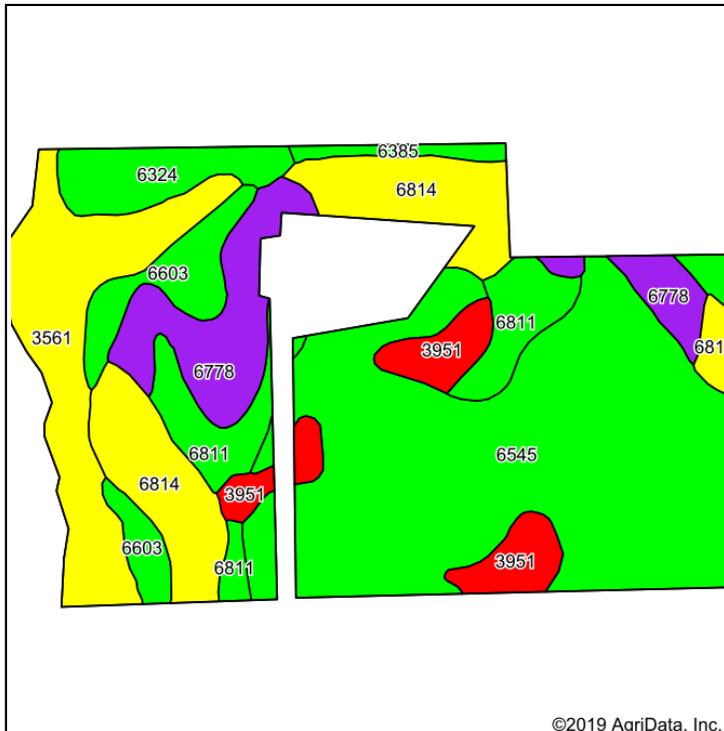
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Soils Map



State: **Nebraska**
 County: **Colfax**
 Location: **14-18N-4E**
 Township: **Colfax**
 Acres: **204**
 Date: **2/5/2020**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Cool season grasses	Corn	Corn Irrigated	Grain sorghum	Soybeans	Soybeans Irrigated	Winter wheat	*n NCCPI Soybeans
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	84.46	41.4%		Ile	Ile	76										71
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	25.47	12.5%		Ilw	Ilw	67										73
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	24.33	11.9%		Ille	Ive	65										57
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	18.72	9.2%		Ille	Ive	60										62
6811	Moody silty clay loam, 2 to 6 percent slopes	14.37	7.0%		Ile	Ille	73										73
3951	Fillmore silt loam, occasionally ponded	11.61	5.7%		Illw	IVw	34	2		5	56	101	59	28	35	25	67
6603	Alcester silty clay loam, 2 to 6 percent slopes	10.81	5.3%		Ile	Ille	73										70

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