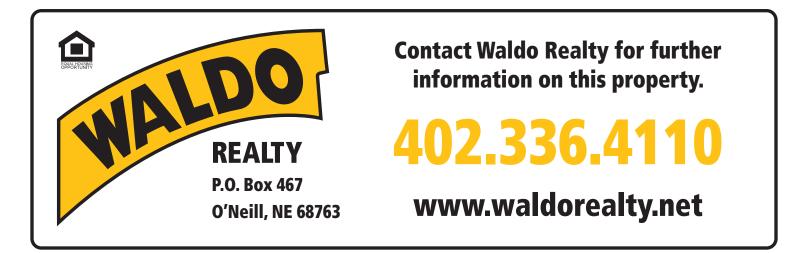
800 +/- Acres Keya Paha County, Nebraska



October 1st, 2020 – 1:30 P.M. Bassett Livestock Market – Bassett, NE



Farms - Ranches - Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

PROPERTY LOCATION:

Parcel 1 Property Location: From Springview, Nebraska 2 miles South on HWY 183 to HWY 7, then 5 miles East to 442nd Ave., and 2 miles North to Northwest corner of Parcel 1 at the intersection of 897th Rd and 442nd Road.

Parcel 2 Property Location: From Springview, Nebraska 2 miles South on HWY 183 to HWY 7, then 6 miles east to Burton Ave, and follow Burton Ave 4 miles to Hay Valley Rd, then ¹/₄ mile East to Northwest corner of Parcel 2.

DEEDED ACRES: 800 acres more or less

Tract 1

DEEDED ACRES: 320 acres more or less

LEGAL DESCRIPTION: W1/2E1/2, NW1/4 Section 23 Township 33N Range 20 West of the 6th P.M. Keya Paha County, Nebraska.

PROPERTY DESCRIPTION: This tract offers approximately 40 acres of hay meadow with the balance consisting of native upland pasture with low-lying high grass producing areas along Burton Creek. Property is watered by a submersible well and dugout structures along the creek.

REAL ESTATE TAXES: \$1,546.52

Tract 2

DEEDED ACRES: 480 acres more or less

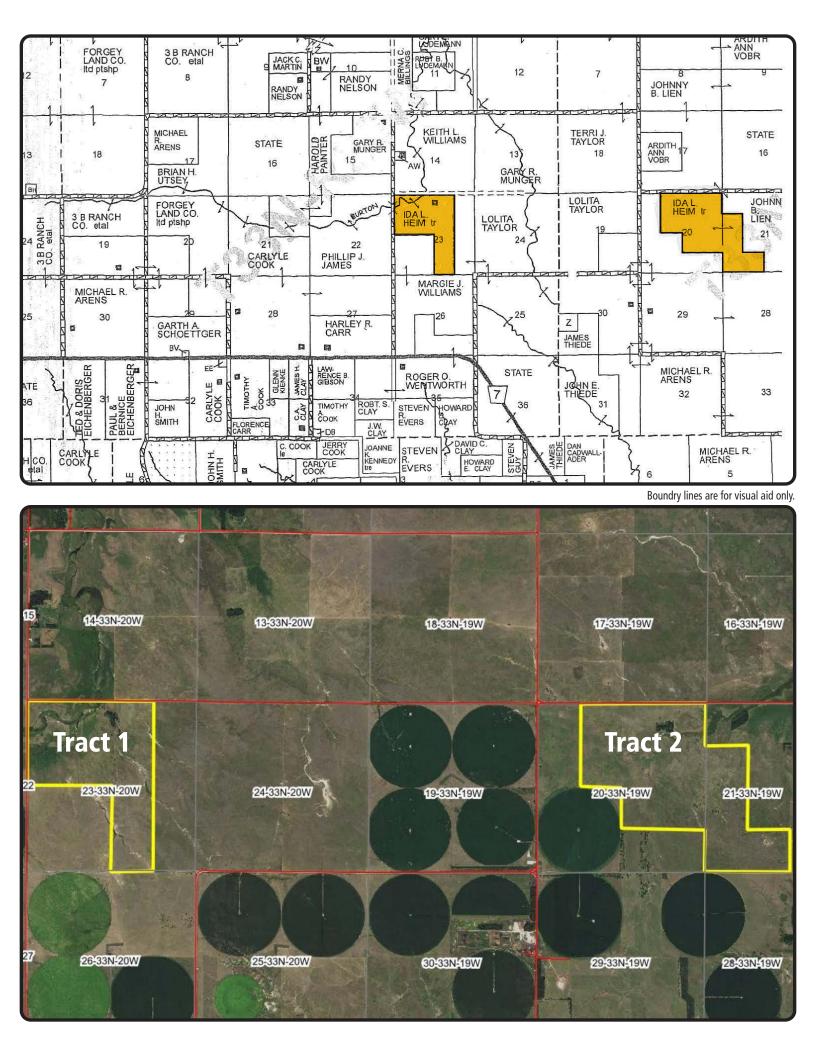
LEGAL DESCRIPTION: NE1/4, E1/2NW1/4, N1/2SE1/4 Section 20; SW1/4 NW1/4, W1/2 SW1/4, SE1/4 SW1/4 Section 21 all in Township 33North, Range 19 West of the 6th PM, Keya Paha County, Nebraska.

PROPERTY DESCRIPTION: Property consisting of native upland range pasture with low-lying high grass producing areas. Property is watered by a centrally located windmill.

REAL ESTATE TAXES: \$2,355.18

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-2 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1-2 until all tracts 1-2 have been sold. No tracts will be combined and re-offered.

TERMS & CONDITIONS: The successful bidder(s) shall pay 10% of the total purchase price on the day of the auction and execute a real estate contract that states the entire balance is due and payable at closing. Closing & possession date shall be on or before December 1st, 2020, subject to lease that terminates December 31st, 2020. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. Title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, although due diligence was practiced by the seller and the seller's agents. If the property is sold in individual tracts and a survey is necessary to convey good title, a survey will be completed at the seller's expense. Any additional surveys will be the responsibility of the buyer. Please call Waldo Realty for an on-site inspection of the property. Potential buyers are hereby advised that Waldo Realty and all representatives thereof represent the seller throughout the sale process. Any announcements made on the day of the sale supersede any previously given information. For any further information contact Waldo Realty.















Soils Map

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Soile				15	C AgriData, I	nc. 2020	www.AgriDa	ataInc.com	s
Soils	s data provided by USDA and NRCS.				© AgriData, I	nc. 2020	www.AgnDa	atalnc.com	s
	Symbol: NE103, Soil Area Version: 18				© AgriData, I		www.AgnDa		s
	Symbol: NE103, Soil Area Version: 18	Acres	Percent of field	Non-Irr Class *c	© AgriData, I Irr Class *c	sRPG	*n NCCPI Corn	*n NCCPI Soybeans	s
Area	Symbol: NE103, Soil Area Version: 18 Soil Description	Acres 102.64		Non-Irr Class	Irr Class		*n NCCPI	*n NCCPI Soybeans	21
Area Code	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes	The design of the	field	Non-Irr Class *c	Irr Class	SRPG	*n NCCPI Corn	*n NCCPI Soybeans	21 34
Area Code 8935	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes	102.64	field 32.2%	Non-Irr Class *c Vle	Irr Class *c	SRPG 20	*n NCCPI Corn 18	*n NCCPI Soybeans	
Area Code 8935 3178 4553	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes	102.64 81.91	field 32.2% 25.7%	Non-Irr Class *c Vie Ille	Irr Class *c Ille	SRPG 20 40	*n NCCPI Corn 18 26	*n NCCPI Soybeans	34
Area Code 8935 3178 4553	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes Elsmere loamy fine sand, 0 to 3 percent slopes Simeon-Valentine loamy sands, 0 to 3 percent slopes	102.64 81.91 49.91	field 32.2% 25.7% 15.6%	Non-Irr Class *c Vie Ille IVw	Irr Class *c Ille IVw	SRPG 20 40 28	*n NCCPI Corn 18 26 22	*n NCCPI Soybeans	34 22
Area Code 8935 3178 4553 8945	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes Elsmere loamy fine sand, 0 to 3 percent slopes Simeon-Valentine loamy sands, 0 to 3 percent slopes Meadin gravelly sandy loam, 2 to 30 percent slopes	102.64 81.91 49.91 31.15	field 32.2% 25.7% 15.6% 9.8%	Non-Irr Class *c Vie Ille IVw Vis	Irr Class *c Ille IVw	SRPG 20 40 28 25	*n NCCPI Corn 18 26 22 18	*n NCCPI Soybeans	34 22 21
Area Code 8935 3178 4553 8945 3244	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes Elsmere loamy fine sand, 0 to 3 percent slopes Simeon-Valentine loamy sands, 0 to 3 percent slopes Meadin gravelly sandy loam, 2 to 30 percent slopes Barney-Bolent complex, channeled, occasionally flooded	102.64 81.91 49.91 31.15 20.27	field 32.2% 25.7% 15.6% 9.8% 6.4%	Non-Irr Class *c Vie Ille IVw Vis Vis	Irr Class *c Ille IVw	SRPG 20 40 28 25 21	*n NCCPI Corn 18 26 22 18 16	*n NCCPI Soybeans	34 22 21 12
Area Code 8935 3178 4553 8945 3244 6321 3173	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes Elsmere loamy fine sand, 0 to 3 percent slopes Simeon-Valentine loamy sands, 0 to 3 percent slopes Meadin gravelly sandy loam, 2 to 30 percent slopes Barney-Bolent complex, channeled, occasionally flooded Holt-Longpine fine sandy loams, 6 to 11 percent slopes	102.64 81.91 49.91 31.15 20.27 17.83 5.65	field 32.2% 25.7% 15.6% 9.8% 6.4% 5.6% 1.8%	Non-Irr Class *c Vie Ille IVw Vis Vis Vis Viw IVe	Irr Class *c Ille IVw IVs	SRPG 20 40 28 25 21 23	*n NCCPI Corn 18 26 22 18 16 7 7	*n NCCPI Soybeans	34 22 21 12 9 17
Area Code 8935 3178 4553 8945 3244 6321 3173 4796	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes Elsmere loamy fine sand, 0 to 3 percent slopes Simeon-Valentine loamy sands, 0 to 3 percent slopes Meadin gravelly sandy loam, 2 to 30 percent slopes Barney-Bolent complex, channeled, occasionally flooded Holt-Longpine fine sandy loams, 6 to 11 percent slopes Valentine fine sand, 9 to 25 percent slopes	102.64 81.91 31.15 20.27 17.83 5.65 4.96	field 32.2% 25.7% 15.6% 9.8% 6.4% 5.6% 1.8%	Non-Irr Class *c Vie Ille IVw Vis Vis Vis Vis Vive IVe	Irr Class *c Ille IVw IVs	SRPG 20 40 28 25 21 23 16	*n NCCPI Corn 18 26 22 18 16 7 17 17	*n NCCPI Soybeans	34 22 21 12 9 17 14
Area Code 8935 3178 4553 8945 3244 6321 3173	Symbol: NE103, Soil Area Version: 18 Soil Description Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Holt variant loamy fine sand, 0 to 3 percent slopes Elsmere loamy fine sand, 0 to 3 percent slopes Simeon-Valentine loamy sands, 0 to 3 percent slopes Meadin gravelly sandy loam, 2 to 30 percent slopes Barney-Bolent complex, channeled, occasionally flooded Holt-Longpine fine sandy loams, 6 to 11 percent slopes Valentine fine sand, 9 to 25 percent slopes Longpine-Duda complex, 3 to 15 percent slopes	102.64 81.91 49.91 31.15 20.27 17.83 5.65	field 32.2% 25.7% 15.6% 9.8% 6.4% 5.6% 1.8%	Non-Irr Class *c Vie Ille IVw Vis Vis Vis Viw IVe	Irr Class *c Ille IVw IVs	SRPG 20 40 28 25 21 23	*n NCCPI Corn 18 26 22 18 16 7 7	*n NCCPI Soybeans	34 22 21 12 9 17

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map

	4646 4485				18	1	7	16
345	3171 4796 4475 4485 3171 4485 3171 4485 8935 4485 4475	3179			19 30 State: County Locatio Towns Acres: Date:	r: k on: 2 hip: N 4 7		21 28 AgriData. Inc.
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Area S	data provided by USDA and NRCS. symbol: NE103, Soil Area Version: 19	©.	Percent of	Non-Irr Class	© AgriData,	Inc. 2020	www.AgriDa	*n NCCPI Soybeans
Area S Code	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description	©: Acres	Percent of field	Non-Irr Class	© AgriData,	Inc. 2020	*n NCCPI Corn 19	*n NCCPI Soybeans 16
Area S Code 4796	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes	©: Acres 122.51	Percent of field 26.0%	Non-Irr Class *c Vle	© AgriData,	SRPG	*n NCCPI Corn 19 20	*n NCCPI Soybeans 16 24
Area S Code 4796 8935	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes	©) Acres 122.51 91.24	Percent of field 26.0% 19.4%	Non-Irr Class *c Vle Vle IVe	© AgriData,	SRPG 20	*n NCCPI Corn 19 20 26	*n NCCPI Soybeans 16 24 27
Area S Code 4796 8935 4485 3269	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes	© Acres 122.51 91.24 86.65 56.74	Percent of field 26.0% 19.4% 18.4% 12.1%	Non-Irr Class *c Vle Vle IVe IIIe	© AgriData,	SRPG 20 30 33	*n NCCPI Corn 19 20 26 25	*n NCCPI Soybeans 16 24 27 19
Area S Code 4796 8935 4485	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes	© Acres 122.51 91.24 86.65	Percent of field 26.0% 19.4% 18.4%	Non-Irr Class *c Vle Vle IVe IIIe	© AgriData,	SRPG 20 30 33 25	*n NCCPI Corn 19 20 26 25 25	*n NCCPI Soybeans 16 24 27 19 26
Area S Code 4796 8935 4485 3269 3171	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes	© Acres 122.51 91.24 86.65 56.74 51.26	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9%	Non-Irr Class *c Vle Vle IVe IIIe IIIe	© AgriData,	SRPG 20 30 33 25 20	*n NCCPI Corn 19 20 26 25 25 19	*n NCCPI Soybeans 16 24 27 19 26 19
Area S Code 4796 8935 4485 3269 3171 4475 3313	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes Duda loamy fine sand, 3 to 6 percent slopes Ronson-Longpine fine sandy loams, 0 to 2 percent slopes	© Acres 122.51 91.24 86.65 56.74 51.26 21.86 12.38	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9% 4.6% 2.6%	Non-Irr Class *c Vie Vie IVe IIIe IIIe IIIe	© AgriData,	SRPG 20 30 33 25 20 16	*n NCCPI Corn 19 20 26 25 25 19 20	*n NCCPI Soybeans 16 24 27 19 26 19 25
Area S Code 4796 8935 4485 3269 3171 4475 3313 3265	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes Duda loamy fine sand, 3 to 6 percent slopes	© Acres 122.51 91.24 86.65 56.74 51.26 21.86	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9% 4.6%	Non-Irr Class *c Vle Vle IVe Ille Ulle Ulle Ille Ille	© AgriData,	SRPG 20 30 33 25 20 16 40	*n NCCPI Corn 19 20 26 25 25 25 25 29 20 20 20 20 20 20	*n NCCPI Soybeans 16 24 27 19 26 19 25 21
Area S Code 4796 8935 4485 3269 3171 4475 3313 3265	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes Duda loamy fine sand, 3 to 6 percent slopes Ronson-Longpine fine sandy loams, 0 to 2 percent slopes O'Neill loamy fine sand, 0 to 2 percent slopes Holt variant loamy fine sand, 3 to 6 percent slopes	©) Acres 122.51 91.24 86.65 56.74 51.26 21.86 12.38 8.61	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9% 4.6% 2.6% 1.8%	Non-Irr Class *c Vle Vle IVe IIIe IIIe IIIe IIIe IVe IVe	AgriData,	SRPG 20 30 33 25 20 16 40 38	*n NCCPI Corn 19 20 26 25 25 25 19 20 20 27 28	*n NCCPI Soybeans 16 24 27 19 26 19 26 19 25 21 36
Area S Code 8935 4485 3269 3171 4475 3313 3265 3179	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes Duda loamy fine sand, 3 to 6 percent slopes Ronson-Longpine fine sandy loams, 0 to 2 percent slopes O'Neill loamy fine sand, 0 to 2 percent slopes	© Acres 122.51 91.24 86.65 56.74 51.26 21.86 12.38 8.61 8.40	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9% 4.6% 2.6% 1.8%	Non-Irr Class *c Vie Vie IVe IIIe Uie IIIe Vie IIIe Vie Vis	AgriData,	SRPG 20 30 33 25 20 16 40 38 4	www.AgriDa *n NCCPI Corn 19 20 26 25 25 19 20 27 28 10	*n NCCPI Soybeans 16 24 27 19 26 19 26 19 25 21 36 12
Area S Code 4796 8935 4485 3269 3171 4475 3313 3265 3179 3213 4646	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes Duda loamy fine sand, 3 to 6 percent slopes Ronson-Longpine fine sandy loams, 0 to 2 percent slopes O'Neill loamy fine sand, 0 to 2 percent slopes Holt variant loamy fine sand, 3 to 6 percent slopes Longpine loamy fine sand, 3 to 30 percent slopes	© Acres 122.51 91.24 86.65 56.74 51.26 21.86 12.38 8.61 8.40 7.43	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9% 4.6% 2.6% 1.8% 1.8% 1.6%	Non-Irr Class *c Vle Vle IVe IIIe Ule IIIe Vle IIIe Vle IVe Vls IVe	© AgriData,	SRPG 20 30 33 25 20 16 40 38 4	www.AgriDa *n NCCPI Corn 19 20 26 25 25 25 25 25 25 25 25 25 25 25 25 25	*n NCCPI Soybeans 16 24 27 19 26 19 26 19 25 21 36 12
Area S Code 4796 8935 4485 3269 3171 4475 3313 3265 3179 3213	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes Duda loamy fine sand, 3 to 6 percent slopes Ronson-Longpine fine sandy loams, 0 to 2 percent slopes O'Neill loamy fine sand, 0 to 2 percent slopes Holt variant loamy fine sand, 3 to 6 percent slopes Longpine loamy fine sand, 3 to 30 percent slopes Ipage loamy fine sand, 0 to 3 percent slopes	© Acres 122.51 91.24 86.65 56.74 51.26 21.86 12.38 8.61 8.40 7.43 2.69	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9% 4.6% 2.6% 1.8% 1.8% 1.8% 0.6%	Non-Irr Class *c Vle Vle IVe IIIe IIIe Vle IIIe IVe IVe IVe IVe IVe	© AgriData,	SRPG 200 300 333 255 200 16 400 388 4 4 27	www.AgriDa *n NCCPI Corn 19 20 26 25 25 19 20 27 28 10 21	*n NCCPI Soybeans 16 24 27 19 26 19 26 19 25 21 36 21 36 21 21 23
Area S Code 8935 4485 3269 3171 4475 3313 3265 3179 3213 4646 4553	data provided by USDA and NRCS. Symbol: NE103, Soil Area Version: 19 Soil Description Valentine fine sand, 9 to 25 percent slopes Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes Dunday loamy fine sand, 0 to 3 percent slopes O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes Holt fine sandy loam, 2 to 6 percent slopes Duda loamy fine sand, 3 to 6 percent slopes Ronson-Longpine fine sandy loams, 0 to 2 percent slopes O'Neill loamy fine sand, 0 to 2 percent slopes Holt variant loamy fine sand, 3 to 6 percent slopes Holt variant loamy fine sand, 3 to 6 percent slopes Longpine loamy fine sand, 3 to 30 percent slopes Ipage loamy fine sand, 0 to 3 percent slopes Elsmere loamy fine sand, 0 to 3 percent slopes	© Acres 122.51 91.24 86.65 56.74 51.26 21.86 12.38 8.61 8.40 7.43 2.69 0.46	Percent of field 26.0% 19.4% 18.4% 12.1% 10.9% 4.6% 2.6% 1.8% 1.8% 1.8% 0.6% 0.1%	Non-Irr Class *c Vle Vle IVe IIIe IIIe IIIe IVe IVe Vls IVe Vls Vls	© AgriData,	SRPG 20 30 33 25 20 16 40 38 4 27 28 14	www.AgriDa *n NCCPI Corn 19 20 26 25 25 25 25 25 25 25 25 25 25	*n NCCPI Soybeans 16 24 27 19 26 19 26 19 25 21 21 36 21 21 23 16

*n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method