

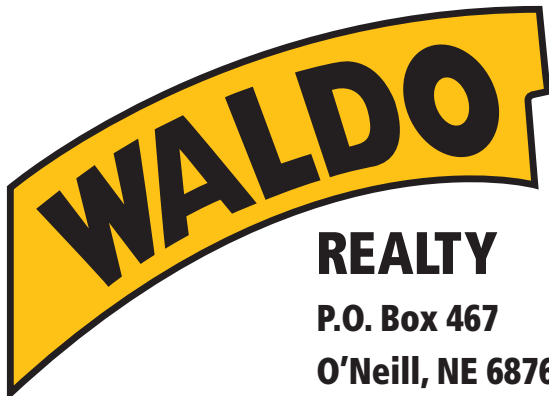
1,039.44 +/- Acres
Brown County, Nebraska

ABSOLUTE

AUCTION

May 23rd, 2019 – 1:30 P.M.

Ainsworth Community Center – Ainsworth, NE



REALTY
P.O. Box 467
O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

www.waldorealty.net

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

PROPERTY LOCATION: From Johnstown, NE 1 ½ miles west on U.S. Hwy 20 then south 4 ½ miles on Southwest RD to the east boundary of the subject property.

DEEDED ACRES: **Tract 1** – 150 +/- acres subject to survey
Tract 2 – 160 +/- acres subject to survey
Tract 3 – 160 +/- acres subject to survey
Tract 4 – 569.44 +/- acres subject to survey

REAL ESTATE TAXES: 2018 - Approximately \$9,490.08 (Subject to county assessor recon.)

LEGAL DESCRIPTION: SW ¼, NW ¼ of Section 3; NW1/4, S1/2 NE1/4, N1/2 S1/2 Section 4; NE1/4 Section 5, All in Township 29N Range 24; Pt. SW ¼ of Section 34 Township 30N Range 24 West of the 6th P.M. in Brown County, NE (Subject to survey)

PROPERTY DESCRIPTION: This property consists of 4 individual tracts. 2 Irrigated tracts--currently in grass. 1 Tract with productive meadow, livestock working facilities, excellent protection and live water. 1 Tract of rolling native grass pasture with live water and windmill.

SOIL INFORMATION: See attached.

FSA INFORMATION:

Tract 1

Cropland Acres: 122.70
Corn Contract Acre Base: 90.9 Yield: 102
* Subject to FSA Recon.

Tract 3

Cropland Acres: 125.56
Corn Contract Acre Base: 94.53 Yield: 102
* Subject to FSA Recon.

EQUIPMENT INFORMATION:

Tract 1

7 tower Gifford Hill Pivot Ser: Unavailable
Isuzu Power Unit Ser: Unavailable
Lima Generator Ser: A31942TD
Johnson Gearhead Ser: 5299211-10
Western Landroller Pump Ser: E7091
500 Gal. Fuel Tank
2 Windmills
4 Water Tanks

Tract 2

Windmill
3 Hydrants
Submersible Well
Water Tank
Squeeze Chute
Corrals
Calving Shed

Tract 3

8 Tower 7000 Series Valley Pvt. Ser: 11149150 New in 4/15
Isuzu Power Unit Ser: 1113607752
Lima Generator Ser: A22895RD
Amarillo Gearhead Ser: 248607
Sargent Pump Ser: SP15A044
500 Gal. Fuel Tank
2 Hydrants
2 Water Tanks

Tract 4

Windmill
2 Tanks

NRD NAME & PHONE #: Middle Niobrara NRD – 402-376-3241

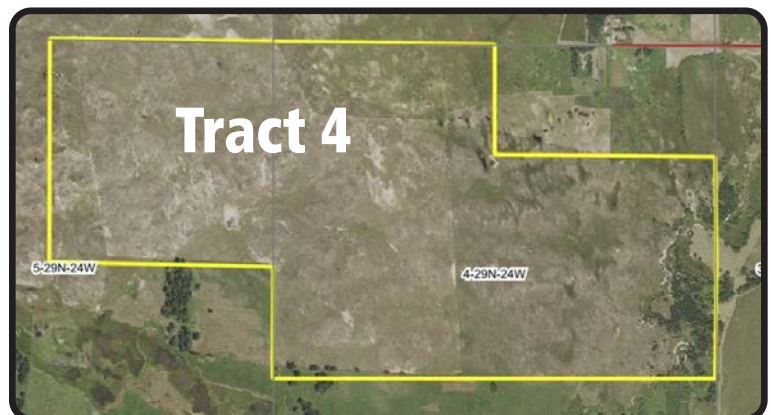
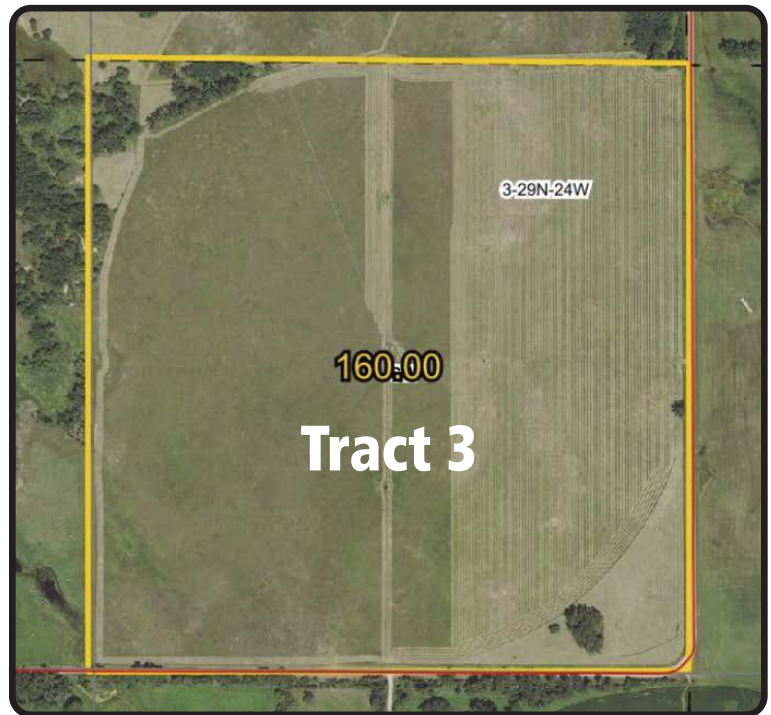




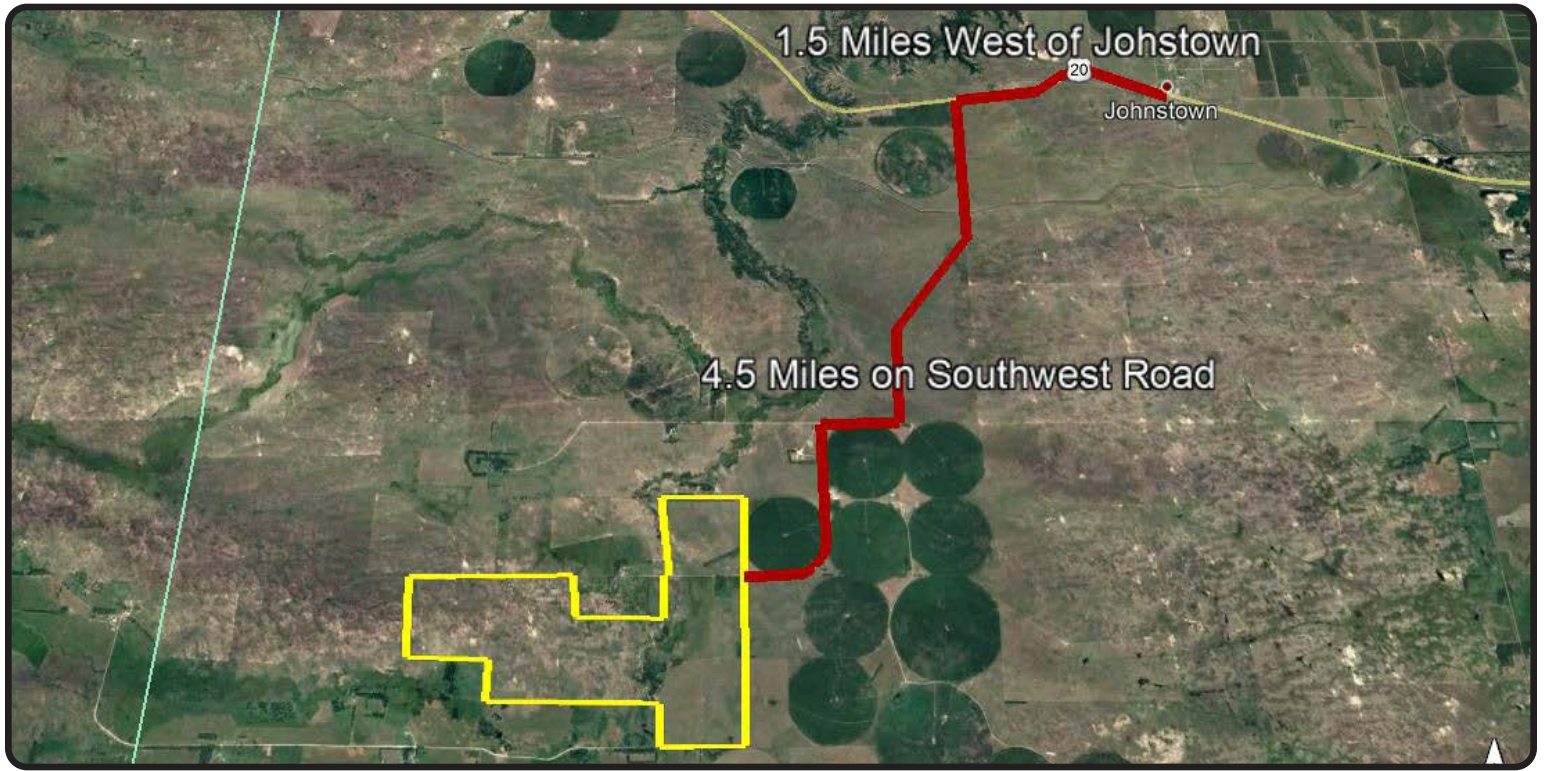
Boundry lines are for visual aid only.

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of tract(s) 1 through 4 and may choose one or all tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1 through 4 until all tracts have been reserved by the auctioneer. **No tracts will be combined and re-offered.**

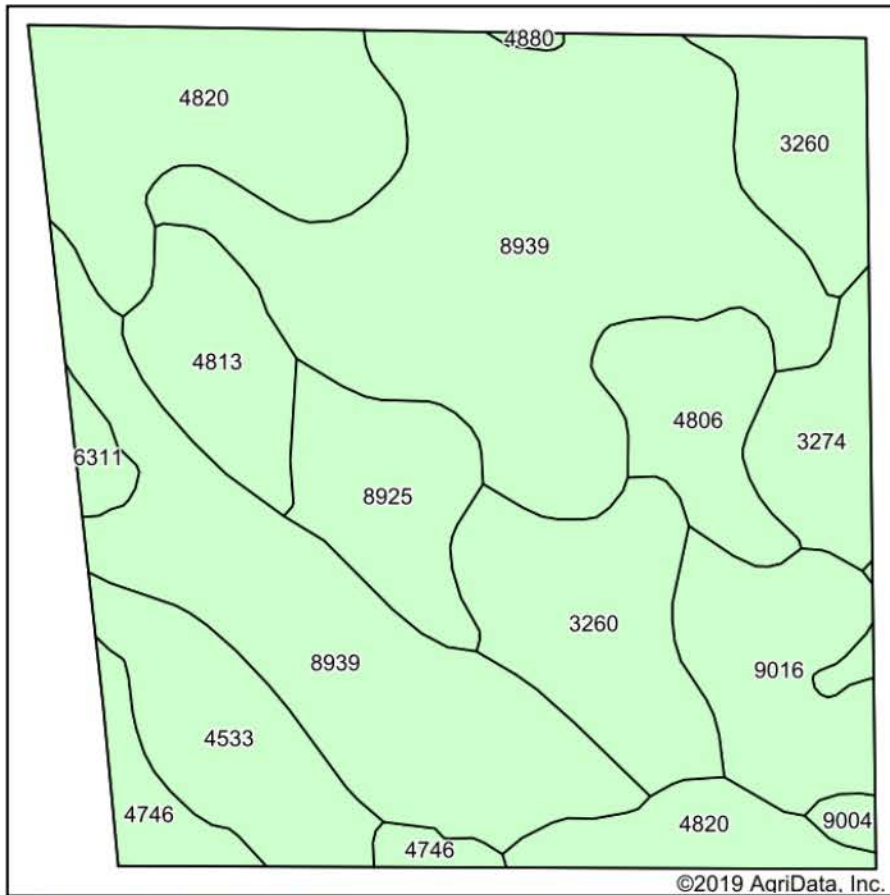
TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before June 20th, 2019**. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost of survey, if required, and 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, even though due diligence was practiced by the seller and the seller's agents. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller through-out the sale process. Any announcements made on the day of the sale supersede any previously given information. **SELLER WILL CONSIDER OFFERS PRIOR TO SALE DATE!**





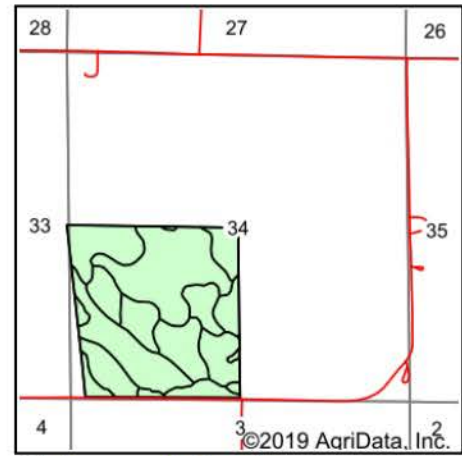


Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Brown**
 Location: **34-30N-24W**
 Township: **Johnstown**
 Acres: **149**
 Date: **4/17/2019**



Area Symbol: NE017, Soil Area Version: 18

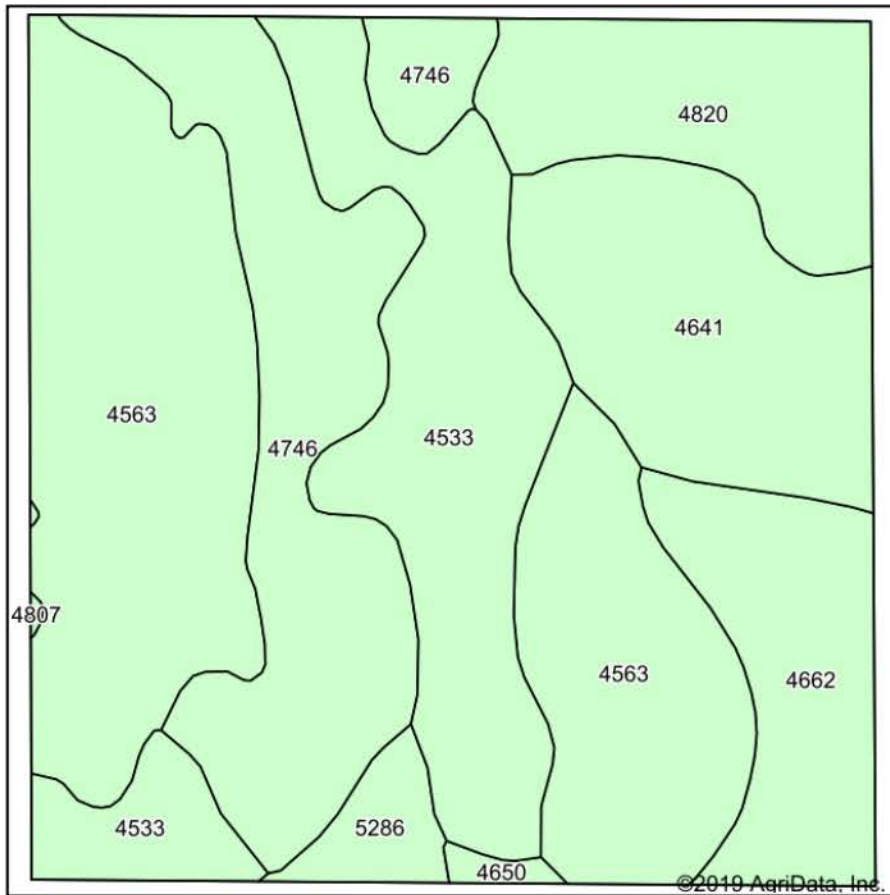
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
8939	Simeon-Valentine complex, 0 to 9 percent slopes	59.77	40.1%	VIc	IVc	25	15	18
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	19.85	13.3%	VIe	IVe		29	22
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	17.99	12.1%	IIc	IIc	37	30	20
9016	Anselmo-Brunswick fine sandy loams, 11 to 30 percent slopes	9.20	6.2%	VIe		17	18	15
4533	Els loamy sand, 0 to 3 percent slopes	8.90	6.0%	IVw		27	19	19
8925	Simeon loamy sand, 0 to 3 percent slopes	7.87	5.3%	VIc	IVc	26	20	20
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	6.91	4.6%	VIe			23	16
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	6.82	4.6%	IVe	IVe		29	22
3274	O'Neill-Meadin sandy loams, 2 to 6 percent slopes	5.23	3.5%	IVe	IVe	34	24	20
4746	Tryon loamy fine sand, 0 to 3 percent slopes	3.85	2.6%	Vw		25	11	14
6311	Barney fine sandy loam, frequently flooded	1.23	0.8%	VIw		21	9	12
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	1.15	0.8%	IIIe	IIIe	48	33	34
4880	Valentine-Simeon complex, 9 to 40 percent slopes, eroded	0.23	0.2%	VIe		13	6	6
Weighted Average						20.9	*n 20.7	*n 18.9

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

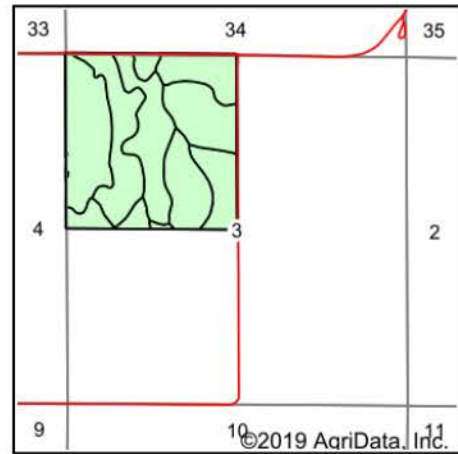
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Brown**
 Location: **3-29N-24W**
 Township: **Johnstown**
 Acres: **160**
 Date: **4/17/2019**



Area Symbol: NE017, Soil Area Version: 18

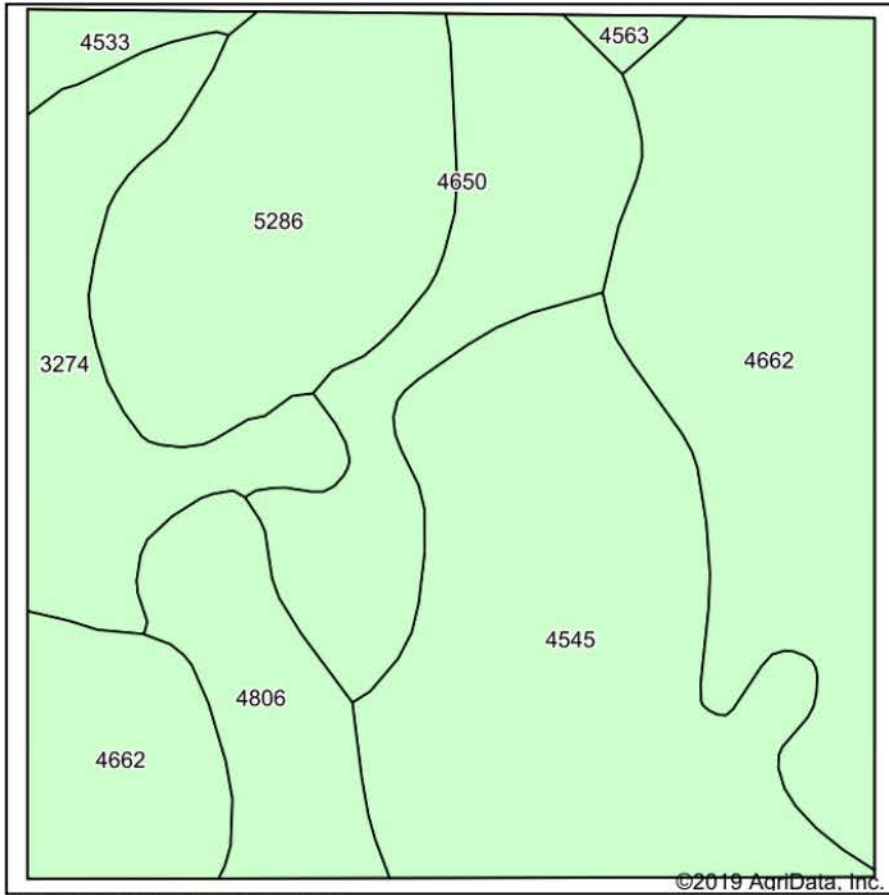
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4563	Els-Tryon complex, 0 to 3 percent slopes	49.51	30.9%	IVw	IVw	25	16	17
4533	Els loamy sand, 0 to 3 percent slopes	29.38	18.4%	IVw		27	19	19
4746	Tryon loamy fine sand, 0 to 3 percent slopes	28.77	18.0%	Vw		25	11	14
4641	Ipaga fine sand, 0 to 3 percent slopes	19.96	12.5%	Vle		25	18	17
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	14.71	9.2%	Vle	IVe		29	22
4662	Loup fine sandy loam, 0 to 1 percent slopes	13.67	8.5%	Vw		30	12	15
5286	Vetal loam, 1 to 3 percent slopes	3.21	2.0%	Ile	Ile	57	41	49
4650	Ipaga loamy fine sand, 0 to 3 percent slopes	0.68	0.4%	IVe	IVe	27	20	23
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	0.11	0.1%	Vle		16	14	14
Weighted Average						24.1	*n 17.3	*n 17.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

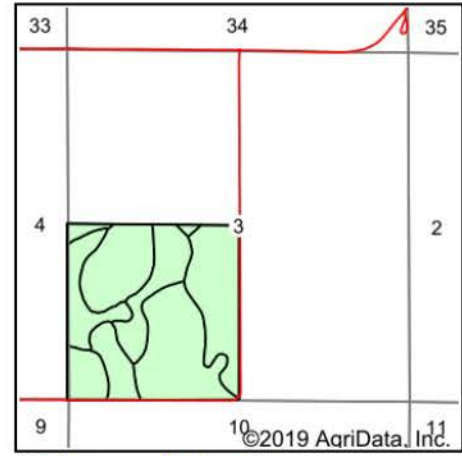
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Brown**
 Location: **3-29N-24W**
 Township: **Johnstown**
 Acres: **160**
 Date: **4/17/2019**



Maps Provided By:



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Area Symbol: NE017, Soil Area Version: 18

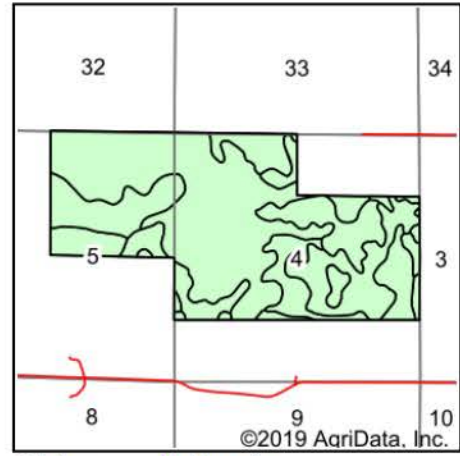
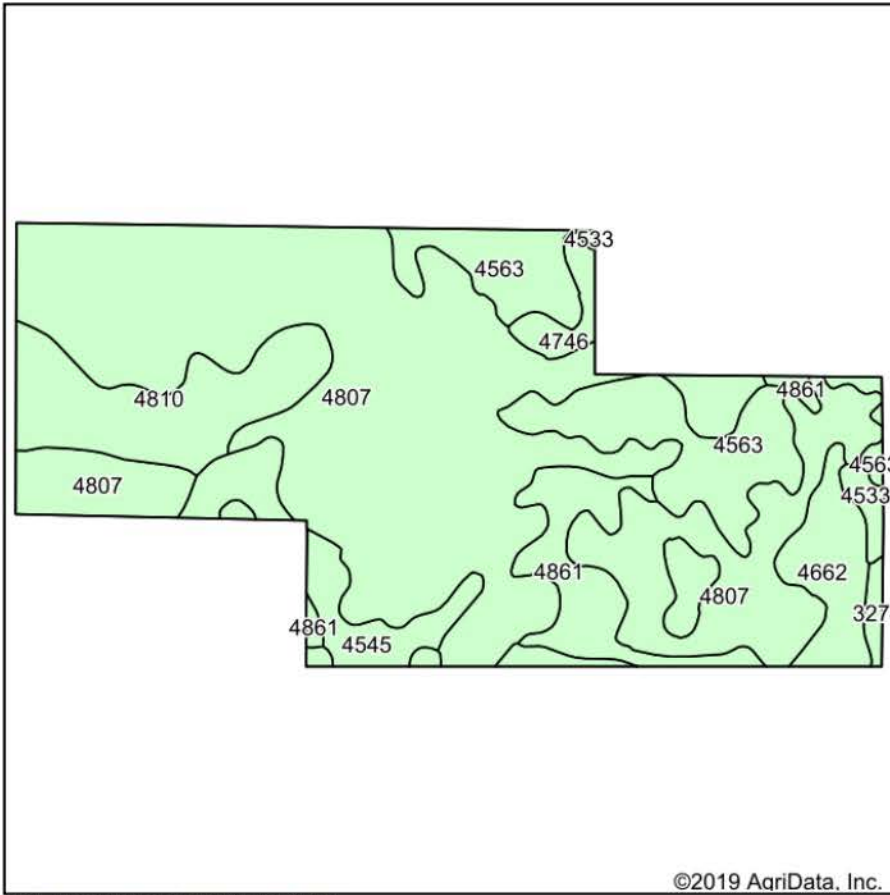
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4662	Loup fine sandy loam, 0 to 1 percent slopes	44.20	27.6%	Vw		30	12	15
4545	Els-lpage fine sands, 0 to 3 percent slopes	40.31	25.2%	Vlw	IVw	25	18	18
5286	Vetal loam, 1 to 3 percent slopes	25.43	15.9%	Ile	Ile	57	41	49
4650	lpage loamy fine sand, 0 to 3 percent slopes	19.63	12.3%	IVe	IVe	27	20	23
3274	O'Neill-Meadin sandy loams, 2 to 6 percent slopes	16.07	10.0%	IVe	IVe	34	24	20
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	11.15	7.0%	Vle			23	16
4533	Els loamy sand, 0 to 3 percent slopes	2.40	1.5%	IVw		27	19	19
4563	Els-Tryon complex, 0 to 3 percent slopes	0.81	0.5%	IVw	IVw	25	16	17
Weighted Average						30.9	*n 21.2	*n 22.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **Nebraska**
 County: **Brown**
 Location: **4-29N-24W**
 Township: **Johnstown**
 Acres: **571**
 Date: **4/17/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE017, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	339.06	59.4%	Vle		16	14	14
4563	Els-Tryon complex, 0 to 3 percent slopes	67.40	11.8%	IVw	IVw	25	16	17
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	50.60	8.9%	Vle		1	11	10
4861	Valentine-Els complex, 0 to 9 percent slopes	34.20	6.0%	Vle	IVe	24	18	18
4662	Loup fine sandy loam, 0 to 1 percent slopes	28.43	5.0%	Vw		30	12	15
4545	Els-lpage fine sands, 0 to 3 percent slopes	28.13	4.9%	VIw	IVw	25	18	18
4746	Tryon loamy fine sand, 0 to 3 percent slopes	15.17	2.7%	Vw		25	11	14
4533	Els loamy sand, 0 to 3 percent slopes	4.82	0.8%	IVw		27	19	19
3274	O'Neill-Meadin sandy loams, 2 to 6 percent slopes	3.19	0.6%	IVe	IVe	34	24	20
Weighted Average						17.8	*n 14.3	*n 14.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.