

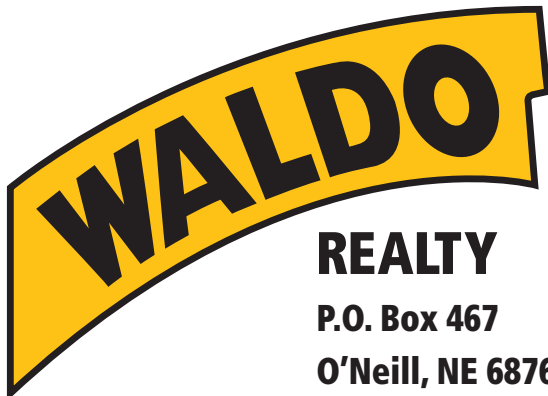
151.78 +/- Acres
Pierce County, Nebraska



AUCTION

February 28th, 2019 – 1:30 P.M.

Pierce Pavilion – Pierce Fairgrounds in Pierce, 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

PROPERTY LOCATION: From Pierce, 4 miles north on Old Hwy. 98 (550th Ave.) then a ½ mile east on 858th Rd to the southwest corner of the auction property.

DEEDED ACRES: 151.78 acres more or less

REAL ESTATE TAXES: 2018 - \$7,785.96

LEGAL DESCRIPTION: SE ¼ less Part of SE ¼ SE ¼ Section 35, Township 27N, Range 2 West of the 6 P.M. Pierce County, NE

PROPERTY DESCRIPTION: This offering consists of a nearly 100% tillable gently rolling dryland farm located in Central Pierce County amongst a strong farming neighborhood that would be a great addition to your current operation or a good investment offering strong rental rates. The farm consists of soils conducive for dryland farming, great county road access all while being within just miles of many large grain handling facilities. According to the Lower Elkhorn NRD 2018 Irrigation Development Areas map this offering is located within a section that is permitted for new irrigation development.

FSA INFORMATION:

Cropland Acres:	146.12	
Corn Contract Acre Base:	59.9	Yield: 111
Soybean Contract Acre Base:	59.9	Yield: 38

SOIL INFORMATION (Maps, Etc.): See Attached

POWER SERVICE PROVIDER: Northeast Public Power District (402) 375-1360

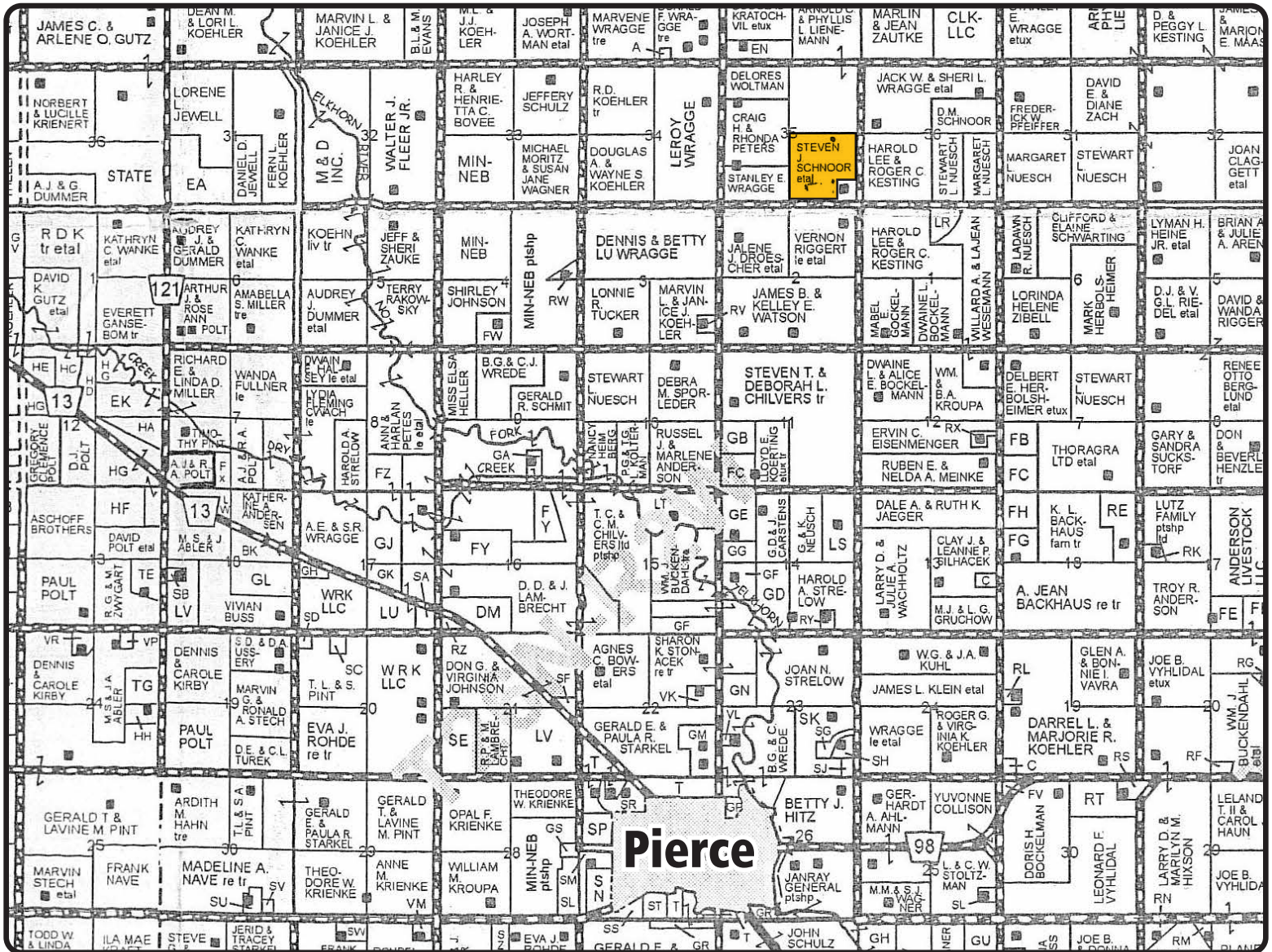
NRD NAME & PHONE #: Lower Elkhorn NRD (402) 371-7313

SALE PROCEDURE: The property will be offered in (1) tract and shall sell to the highest bidder in its entirety. Potential buyers will have a one-time opportunity to buy the property. The bidding process will stay open until the Auctioneer announces the property is "Reserved".

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 March 28th, 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. Final sale is subject to seller approval.



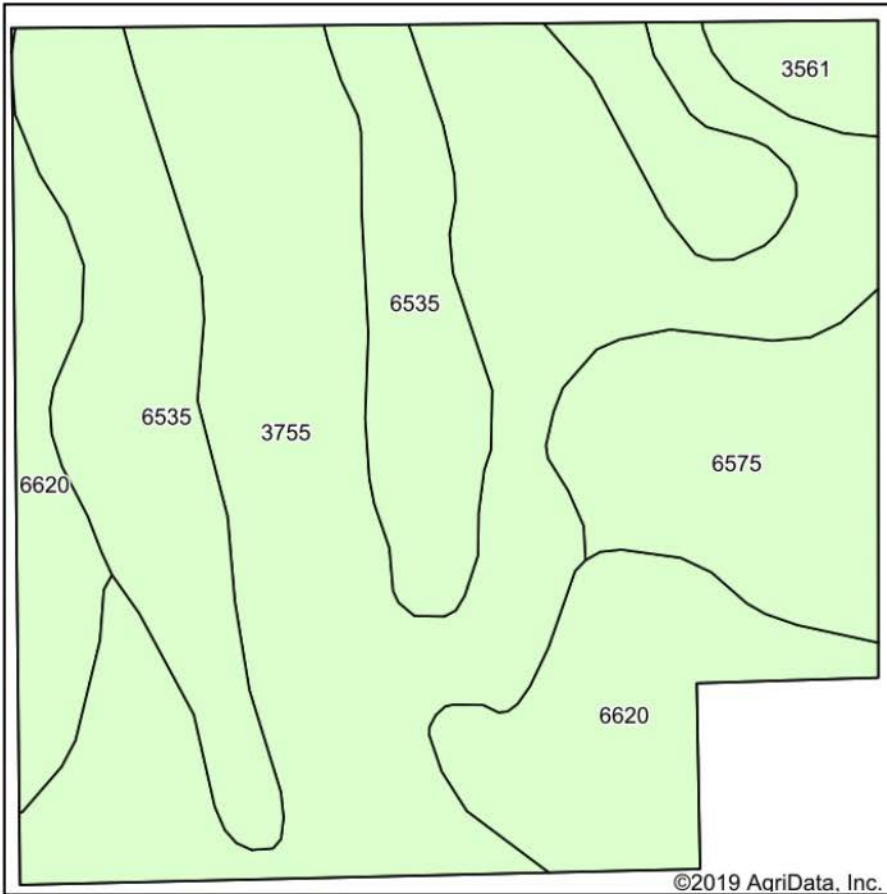
Boundary lines are for visual aid only.



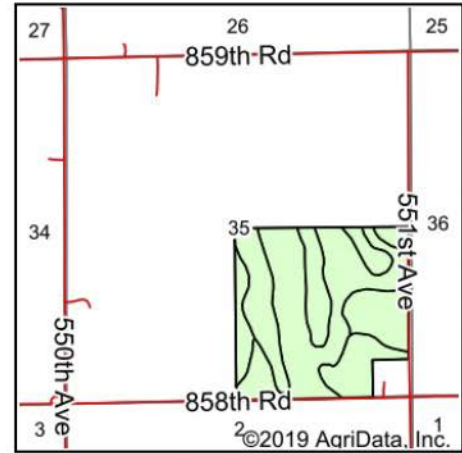




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Pierce**
 Location: **35-27N-2W**
 Township: **Logan**
 Acres: **151.74**
 Date: **1/16/2019**



Area Symbol: NE139, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
3755	Hord silt loam, 0 to 2 percent slopes, rarely flooded	69.53	45.8%	Ile	Ile	74	74	79
6535	Loretto fine sandy loam, terrace, 0 to 2 percent slopes	37.63	24.8%	Ile	Ile	66	56	58
6620	Bazile soils, 1 to 6 percent slopes	24.05	15.8%	IIle	IIle	51	42	41
6575	Trent silt loam, 0 to 2 percent slopes	17.28	11.4%	I	I	72	81	78
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	3.25	2.1%	IIw	IIw	64	75	73
Weighted Average						67.9	*n 65.3	*n 67.5

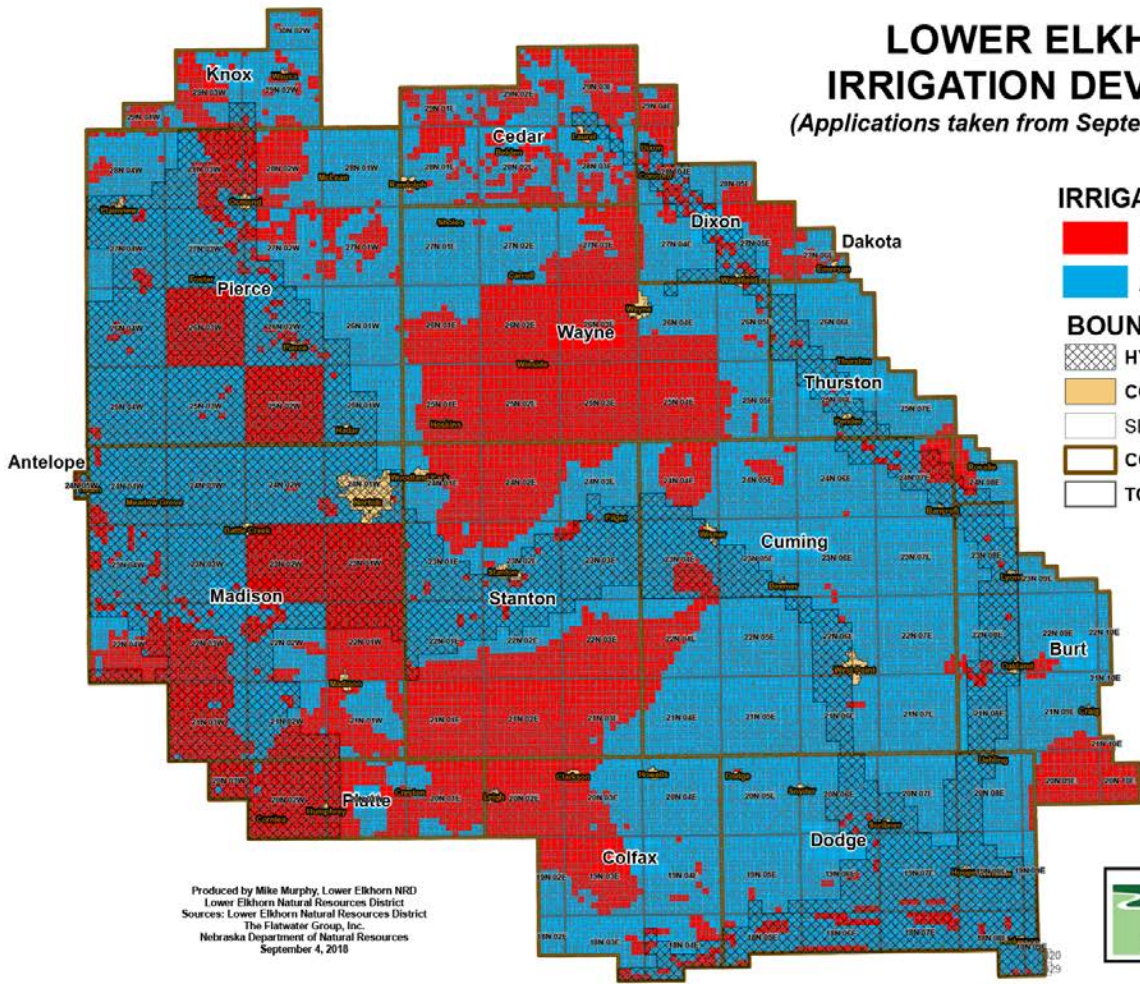
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

LOWER ELKHORN NRD - 2018 IRRIGATION DEVELOPMENT AREAS

(Applications taken from September 4, 2018 through October 3, 2018)



IRRIGATION DEVELOPMENT AREAS

- NO NEW DEVELOPMENT
- ALLOW NEW DEVELOPMENT
- BOUNDARIES**
- HYDROLOGICALLY CONNECTED AREA
- COMMUNITIES
- SECTIONS
- COUNTIES
- TOWNSHIPS



Produced by Mike Murphy, Lower Elkhorn NRD
Lower Elkhorn Natural Resources District
Sources: Lower Elkhorn Natural Resources District
The Flatwater Group, Inc.
Nebraska Department of Natural Resources
September 4, 2018



Grower: Waldo Realty

Date: 01/25/2019

Farm: System Design 1 : 1/25/2019

Field Name: Copy of Field Layout 1 :
1/25/2019

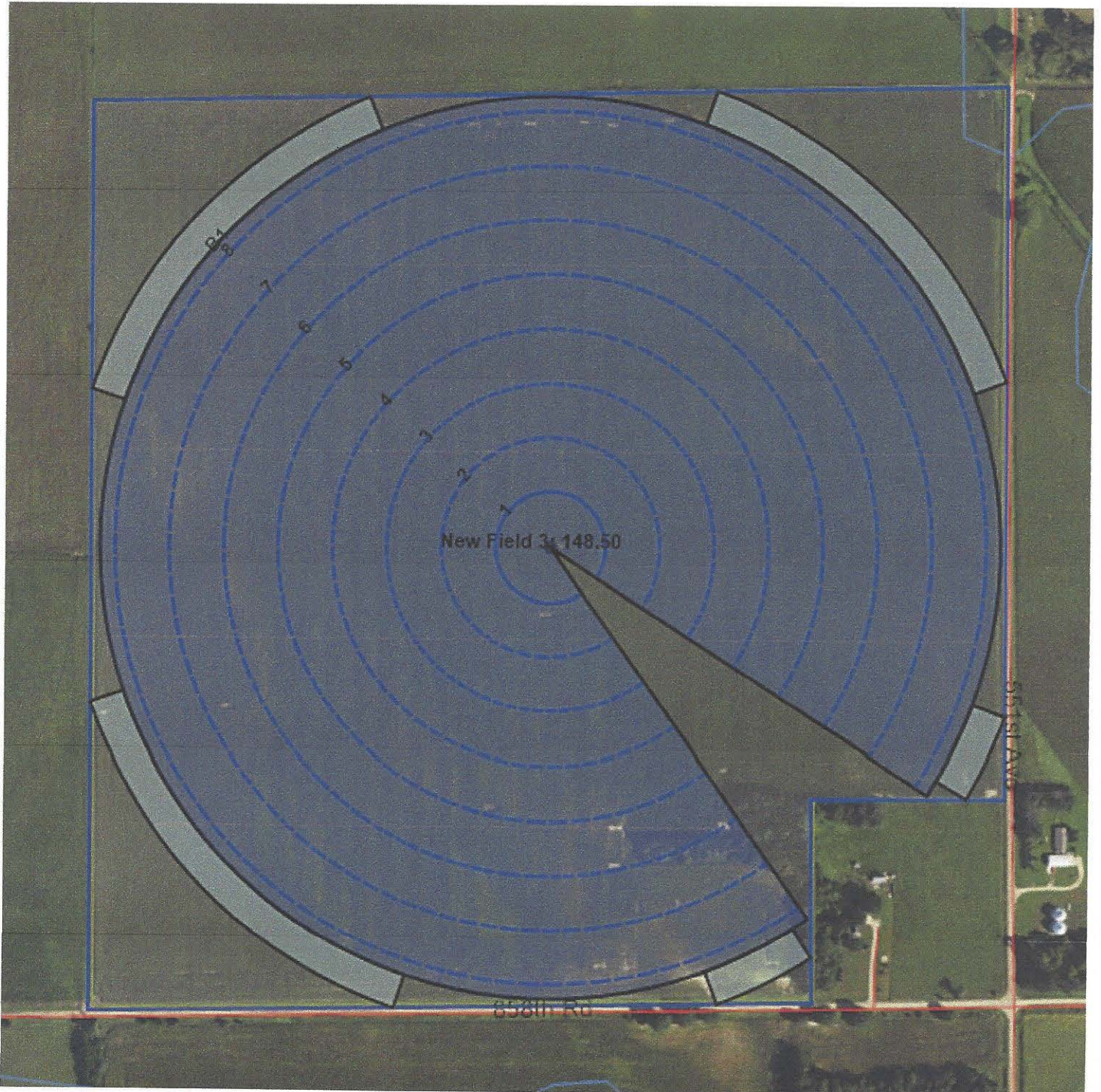
Field Area: 149.96 acres

System Model: E2065

System Length: 1,292.00 ft

Total Irr. Area: 122.48 acres

Number of Spans: 8





Grower: Waldo Realty

Date: 01/25/2019

Farm: System Design 1 : 1/25/2019

Field Name: Copy of Field Layout 1 :
1/25/2019

Field Area: 149.96 acres

System Model: E2065

System Length: 1,193.00 ft

Total Irr. Area: 115.69 acres

Number of Spans: 7

