

# Referee Real Estate Auction

## 79 Acres - Butler County Wildlife Recreation

1:00 pm August 1, 2019

Butler County Event Center, David City, Nebraska

### Terms & Conditions

**Terms** - This court ordered Referee Sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price payable in certified funds at Closing upon **Court Confirmation. There is no contingency for financing.** The seller to convey title by referee deed; with title insurance evidencing merchantable title. Cost of the title insurance and an insured closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. The property sells in "as-is" condition; no warranty is expressed or implied as to the adequacy of any portion of the property.

**Possession** - at Closing, subject to 2019 lease.

**Taxes** - 2018 real estate taxes paid by Seller; all 2019 taxes by Buyer.

**Minerals** - All owned oil, gas, and mineral rights pass to Buyer.

**Acreages** - Reported acreages were obtained from the County USDA-FSA office and the County Assessor. No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

**NRD** - The property is located in and subject to rules and regulations of the Lower Platte North Natural Resources District.

**Internet Bidding** - If you wish to qualify as an internet bidder, **first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at [www.proxibid.com/agri](http://www.proxibid.com/agri). Your final approval as a bidder must be completed 48 hours prior to the auction.** Anyone may view the auction at [www.proxibid.com](http://www.proxibid.com). Click on "Real Estate" then "Agri Affiliates"; then select the auction to view.

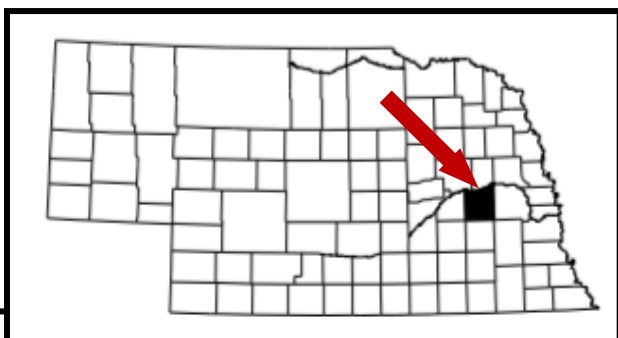
Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and their agents are acting as Agent of the Court & Referee. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.

### **Seller: Court Appointed Referee**

**John Childears 308/539-4450**

**Agri Affiliates North Platte 308/534-9240**

**[www.agriaffiliates.com](http://www.agriaffiliates.com)**



### Procedures

Eller Farm will be offered at Absolute Auction by the Referee, contingent upon Court Confirmation. The Purchase Agreement & Title Insurance Commitment are available from Agri Affiliates prior to the auction.

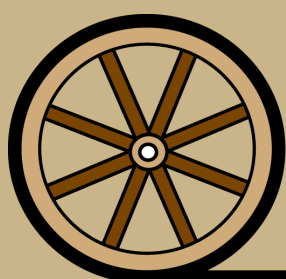
Eller Farm is located 1 mile north of David City, then 4 west on Road 37, and 1/2 north on Road I. Excellent road access, yet secluded and private.

### Farmland with excellent wildlife habitat.

W1/2NW1/4 Sec 9-T15N-R2E of the 6th PM, Butler County, Nebraska. 79.2 tax assessed acres; 2018 taxes \$2,607; FSA 32 acres dryland cropland with remainder in rangeland and excellent wildlife habitat. Natural springs feed two dams/ponds. Cropland soils primarily Hastings silt loam Class I&II. Crop areas provides excellent opportunity for wildlife food plots. Electric service is available along the west boundary. FSA Base Acres: Corn 9.7 acres @ 151 bu. PLC; Soybeans 9.7 acres @ 42 bu. PLC.

## ***Outstanding Wildlife Habitat***

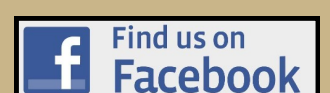
### **Referee Auction**



*Offered Exclusively By:*

**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

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North Platte, NE 69103  
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***Referee Real Estate Auction***  
***Butler County, Nebraska***

***August 1, 2019***

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**John Childears 308/539-4450 Referee**

