

CLJ Farms, Inc ***Real Estate Auction***

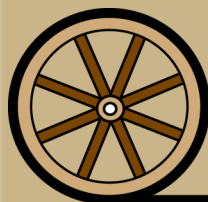
Dryland Cropland

**Deuel - Garden County, Nebraska
Sedgwick County, Colorado**

1 pm Wednesday March 25, 2020
at Hippodrome in downtown Julesburg
Snow date April 1



Offered Exclusively By:



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

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

NORTH PLATTE OFFICE

P.O. Box 1166

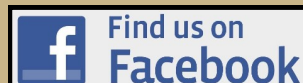
I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244



Seller: CLJ Farms, Inc.

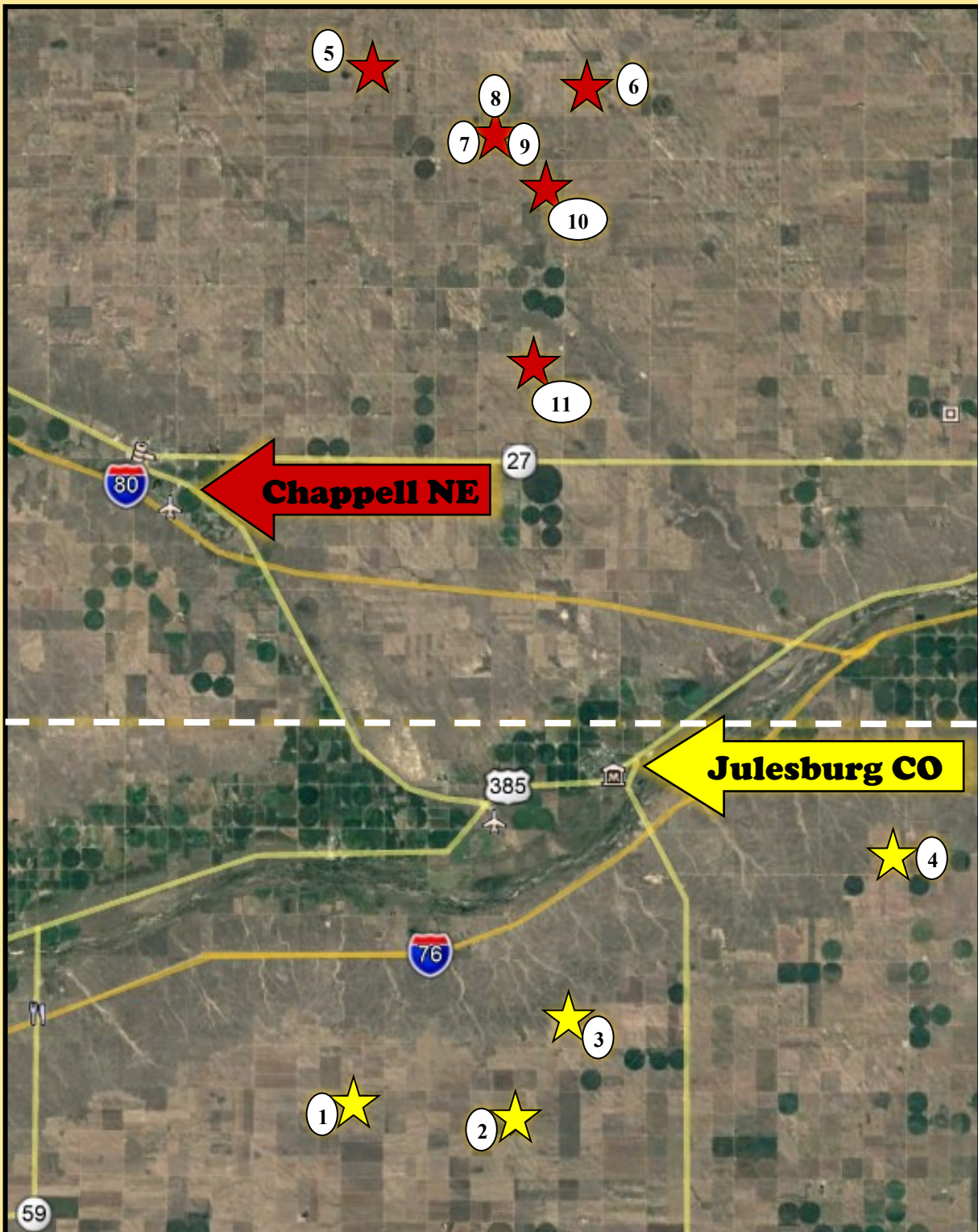
John Childears 308/539-4450 licensed in Colorado & Nebraska
licensed in Nebraska

Don Walker 308/764-7175 Mike Polk 308/539-4446

Chase Dodson, Roger Luehrs, Tony Eggleston, Bruce Dodson, Brian Reynolds, Brad Atkins, Jerry Weaver

Agri Affiliates North Platte 308/534-9240

www.agriaffiliates.com



Terms & Conditions

Terms - This auction at Sellers Reserve requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of purchase price payable in certified funds at Closing April 30, 2020. **There is no contingency for financing.** Seller to convey title by warranty deed; with title insurance evidencing merchantable title. Cost of title insurance and insured closing by the Title Company will be shared 50/50 by Seller/Buyer. The property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. Property sells in "as-is" condition; no warranty is expressed or implied as to the adequacy of any portion of the property.

Bidding Method - Parcels will be offered individually in multiple rounds. **Parcels 7, 8, 9** will also be offered as Combination A to compete with those individual Parcels. The combination will be offered in each round of bidding immediately after the offering of Parcel 9. Parcels / combination will sell to achieve the highest bid.

Possession - at Closing subject to existing lease on growing winter wheat, 1/3 Landlord share.

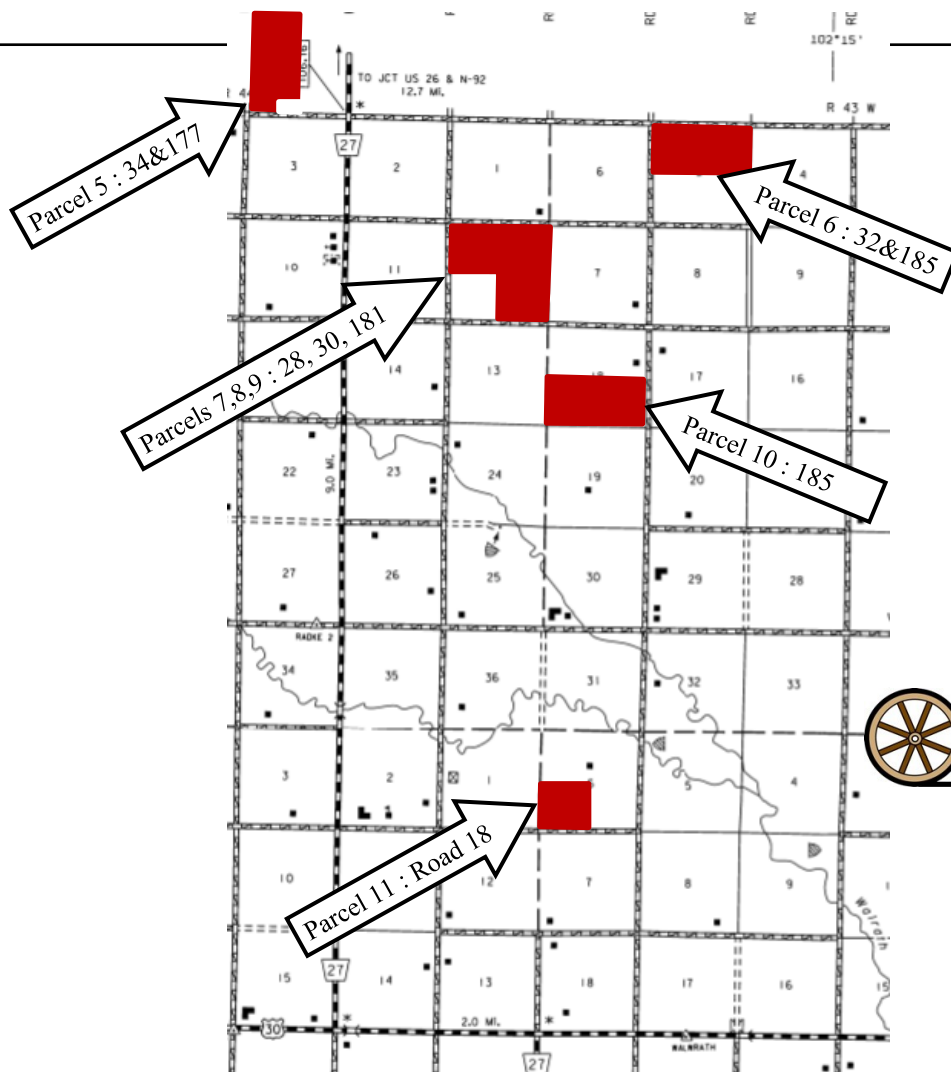
Taxes - 2019 real estate taxes paid by Seller; all 2020 taxes by Buyer.

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

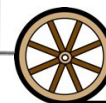
Acreages - Reported acreages were obtained from the respective County USDA-FSA office and the County Assessor. No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries, and county road easement.

NRD - The property in Nebraska is located in and subject to rules and regulations of the South Platte Natural Resources District.

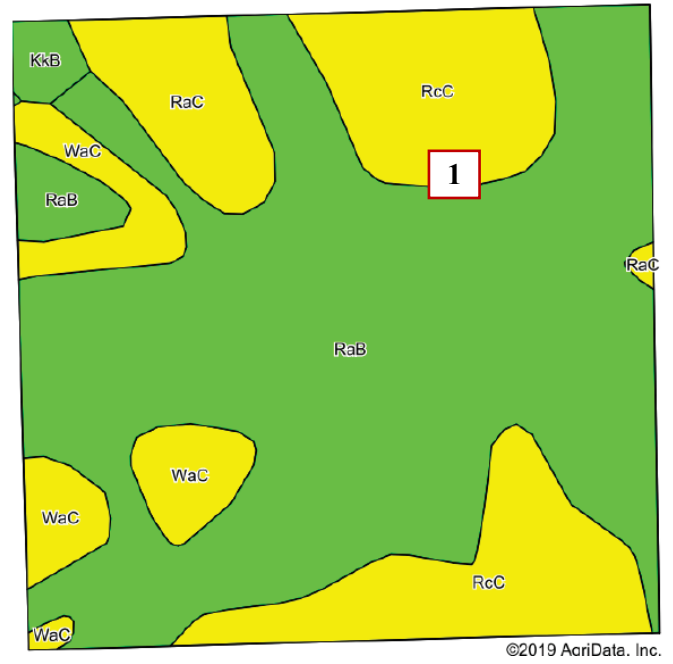
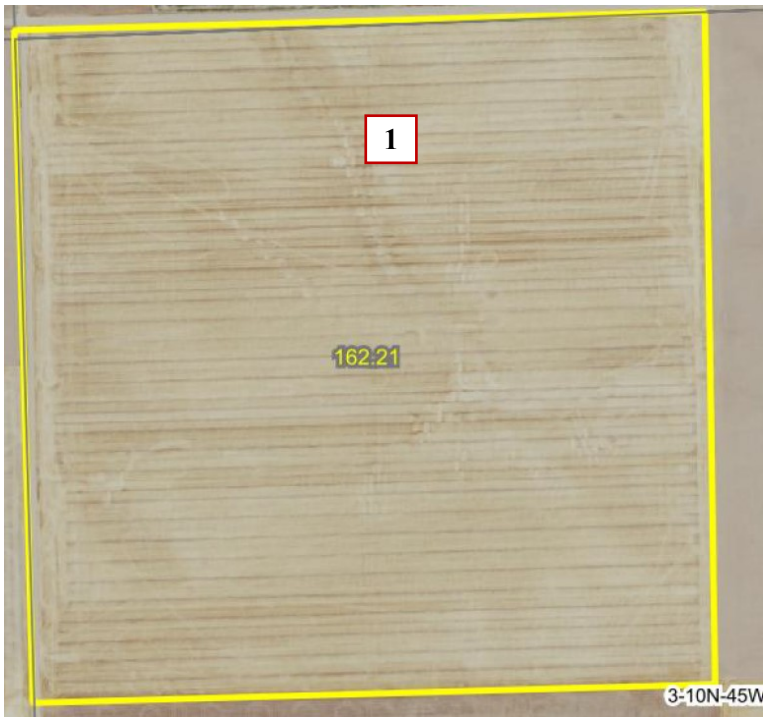
Internet Bidding - If you wish to qualify as an internet bidder, **first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at www.proxibid.com/agri. Your final approval as a bidder must be completed 48 hours prior to the auction.** Anyone may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



Nebraska
Locations and Roads



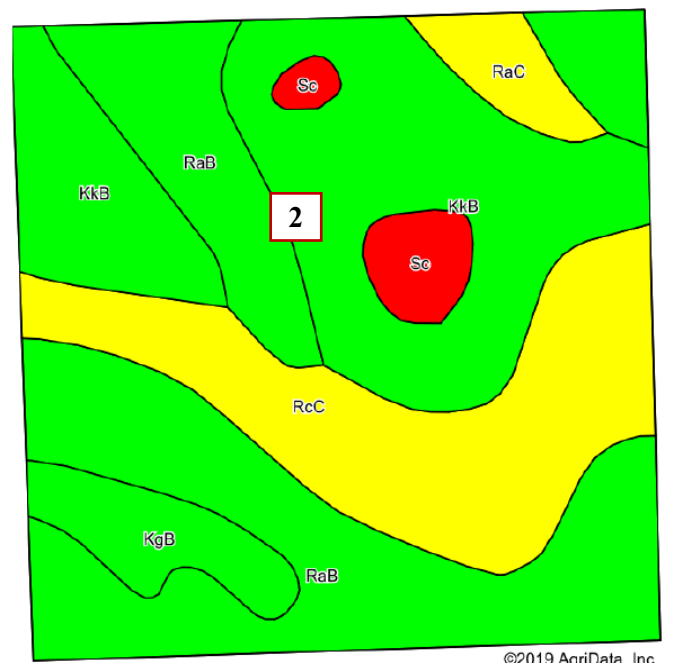
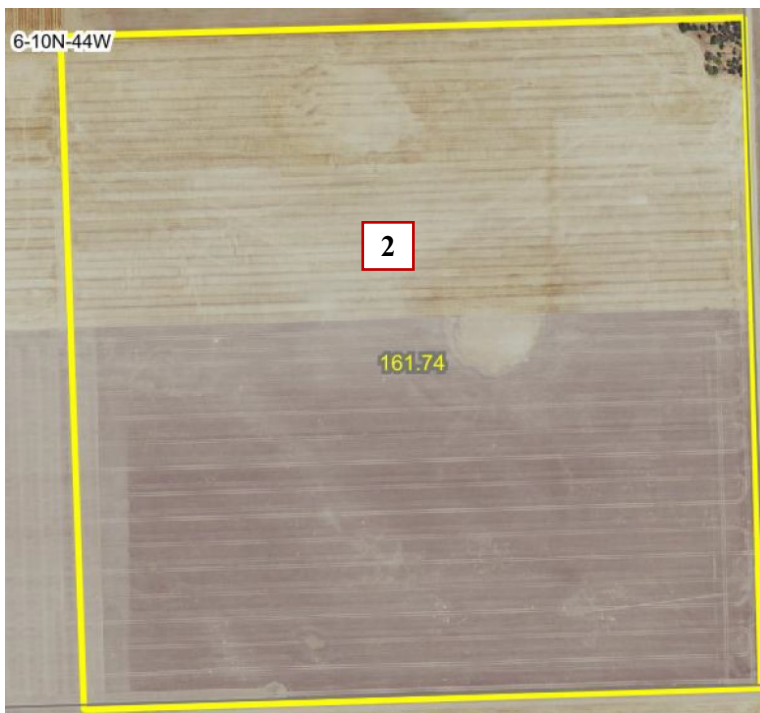
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

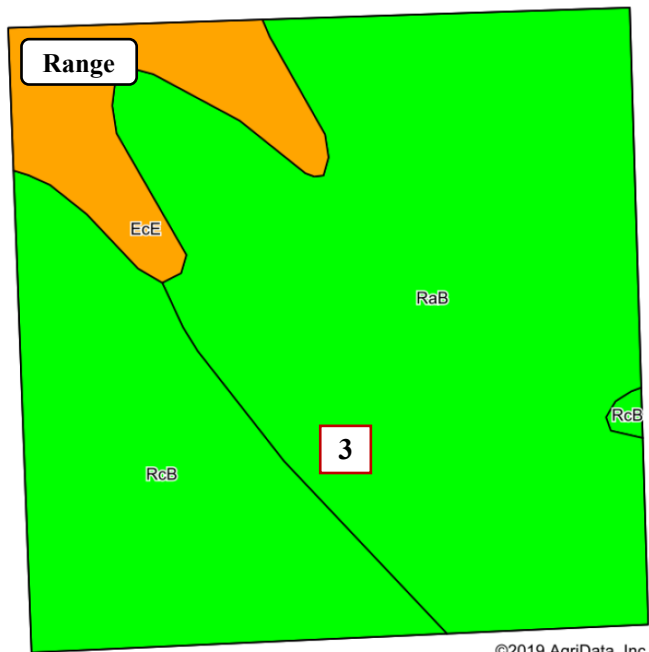


Colorado

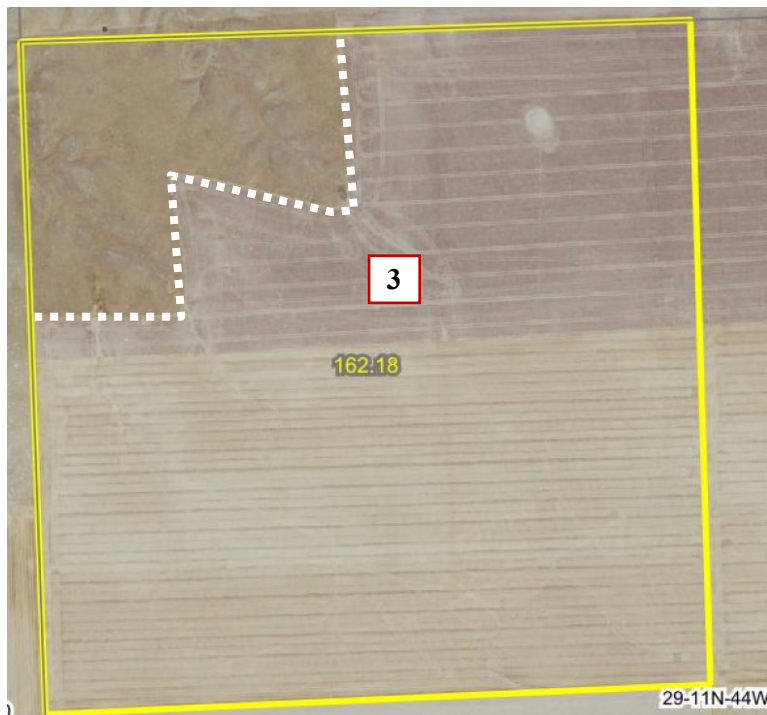
Parcel 1 above: NW1/4 Section 3-T10N-R45W Sedgwick County, bordered on north by Road 20, on west by Road 31. RaB and KkB soils are Class II (66%), remainder Class III. 159.9 tax assessed acres, 2019 Taxes \$750. Level to very gently undulating terrain with excellent gravel road access 1 mile east of oiled road #29 south of Ovid. Entire parcel in wheat stubble; 100% possession to Buyer. FSA: 93.8 wheat Base Acres @ 42 bu PLC.

Parcel 2 below: SE1/4 Section 6-T10N-R44W Sedgwick County, bordered on east by Road 39, on south by Road 18. RaB, KgB & KkB soils are Class II (72%), remainder Class III & VII. 159 tax assessed acres, 2019 Taxes \$620. Level to gently undulating terrain with excellent gravel road access. FSA: 93.3 wheat Base Acres @ 42 bu PLC. N1/2 stubble; S1/2 planted wheat - wheat subject to lease with Landlord 1/3 share.





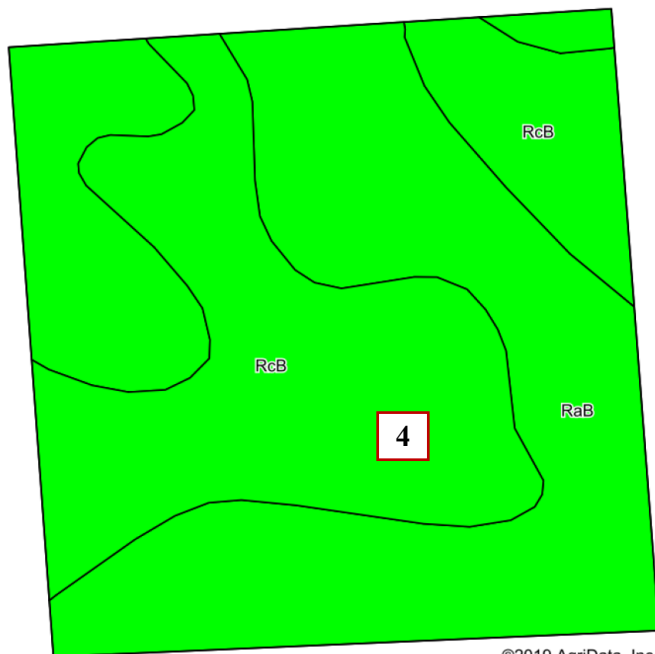
©2019 AgriData, Inc.



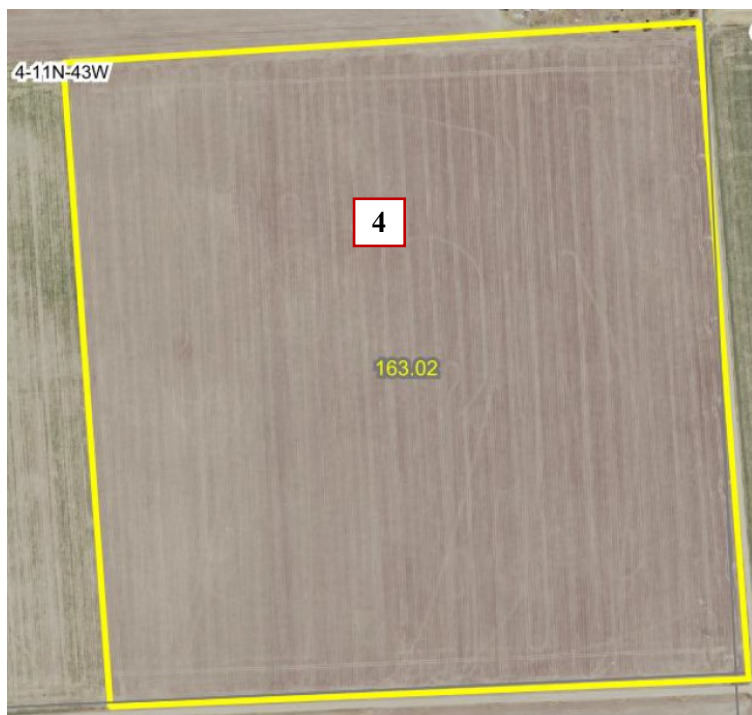
Colorado

Parcel 3 above: NW1/4 Section 29-T11N-R44W Sedgwick County, 1/2 mile west of excellent Roads 24 / 41. RaB and RcB soils are Class II (cropland 100%). 160 tax assessed acres, 2019 Taxes \$500. Level to very gently undulating terrain, 140 acres cropland, entire parcel in growing wheat - subject to 1/3 share. FSA: 81.5 wheat Base Acres @ 42 bu PLC.

Parcel 4 below: SE1/4 Section 4-T11N-R43W Sedgwick County, bordered on the east by Road 55, on south by Road 30. RaB & RcB soils are 100% Class II. 165 tax assessed acres, 2019 Taxes \$615. Level to very gently undulating terrain with excellent gravel road access. Entire parcel in stubble; 100% possession to Buyer. FSA: 96.1 wheat Base Acres @ 42 bu PLC.

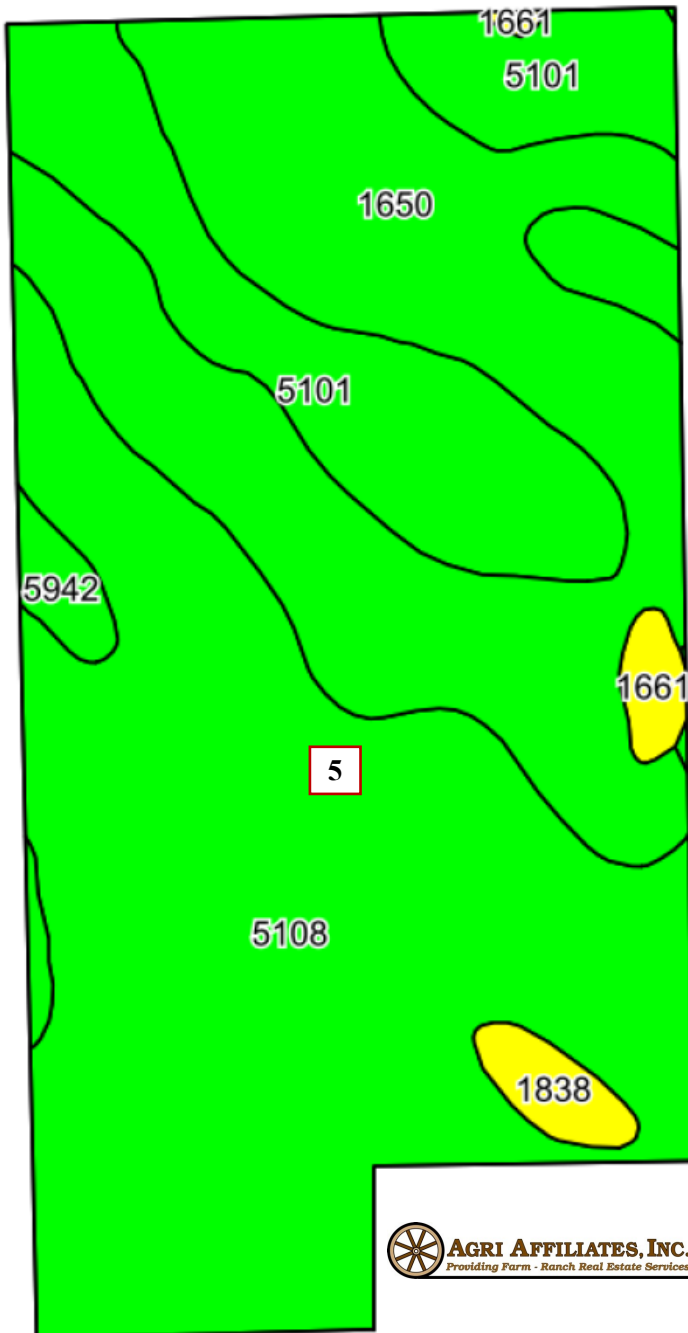


©2019 AgriData, Inc.



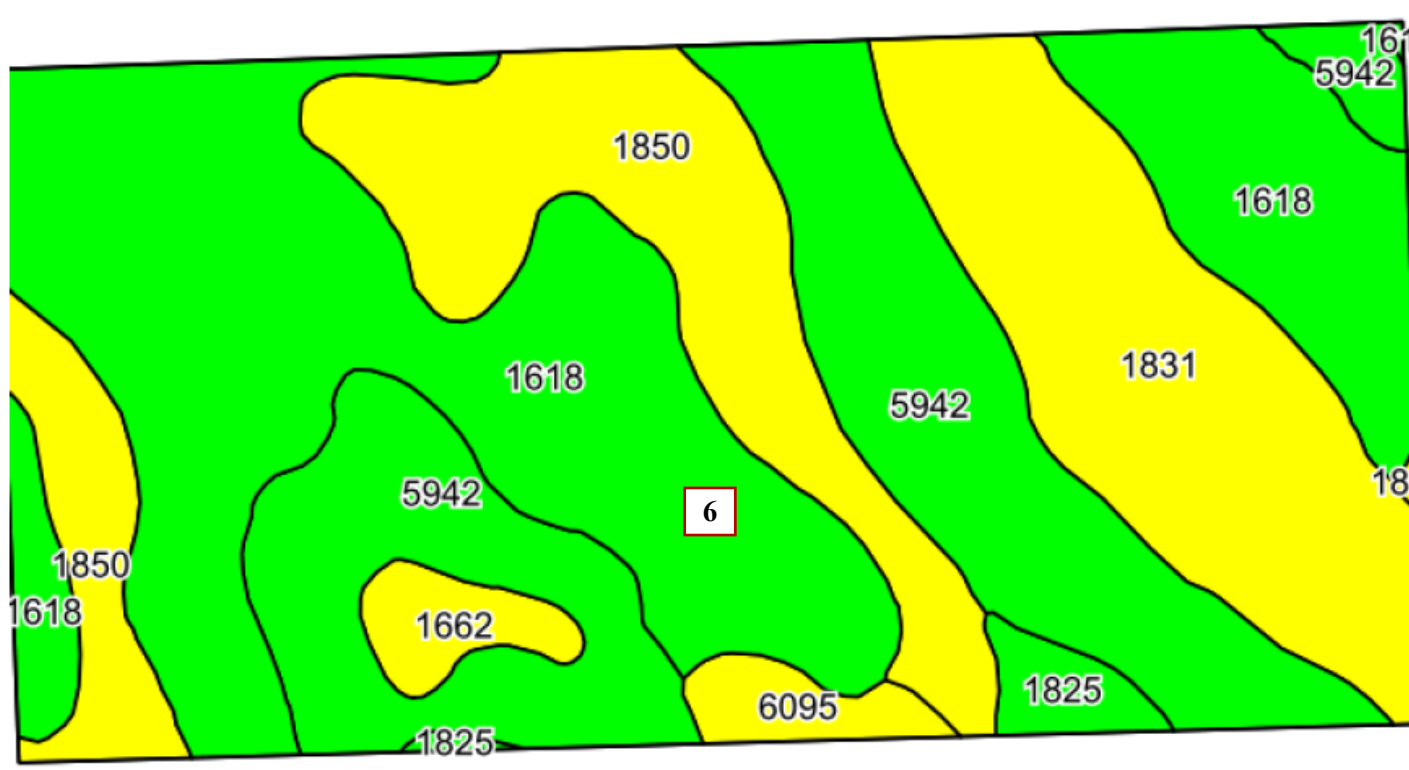
Nebraska

Parcel 5 below: W1/2 except a tract Section 34-T15N-R44W Garden County. Road 34 on north, Road 177 west. Soils virtually 100% Class II Alliance-Kuma-Duroc. 299.7 tax assessed acres, 2019 Taxes \$2,802. Nearly level terrain with excellent gravel road access 1 mile west of oiled NE#27. S1/2 stubble, N1/2 planted wheat - wheat subject to lease with Landlord 1/3 share. FSA: 178.8 wheat Base Acres @ 38 bu PLC.



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





Nebraska

Parcel 6 above: N1/2 Section 5-T14N-R43W Deuel County, county Road 32 on north, Road 185 on west.

1618 & 5942 soils are Class II, 1850 IV, 1831 soil is CRP. 318 tax assessed acres, 2019 Taxes \$3,016.

280 acres cropland varies undulating to gently rolling. West is stubble, 1831 soils are rangeland, growing wheat on east plateau - subject to lease with Landlord 1/3 share. FSA: 161.5 wheat Base Acres @ 38 bu PLC; 20.7 corn @ 114 bu. CRP contract 337B to 9/30/25 with 27.3 acres @ \$34.20 (100% to Owner).

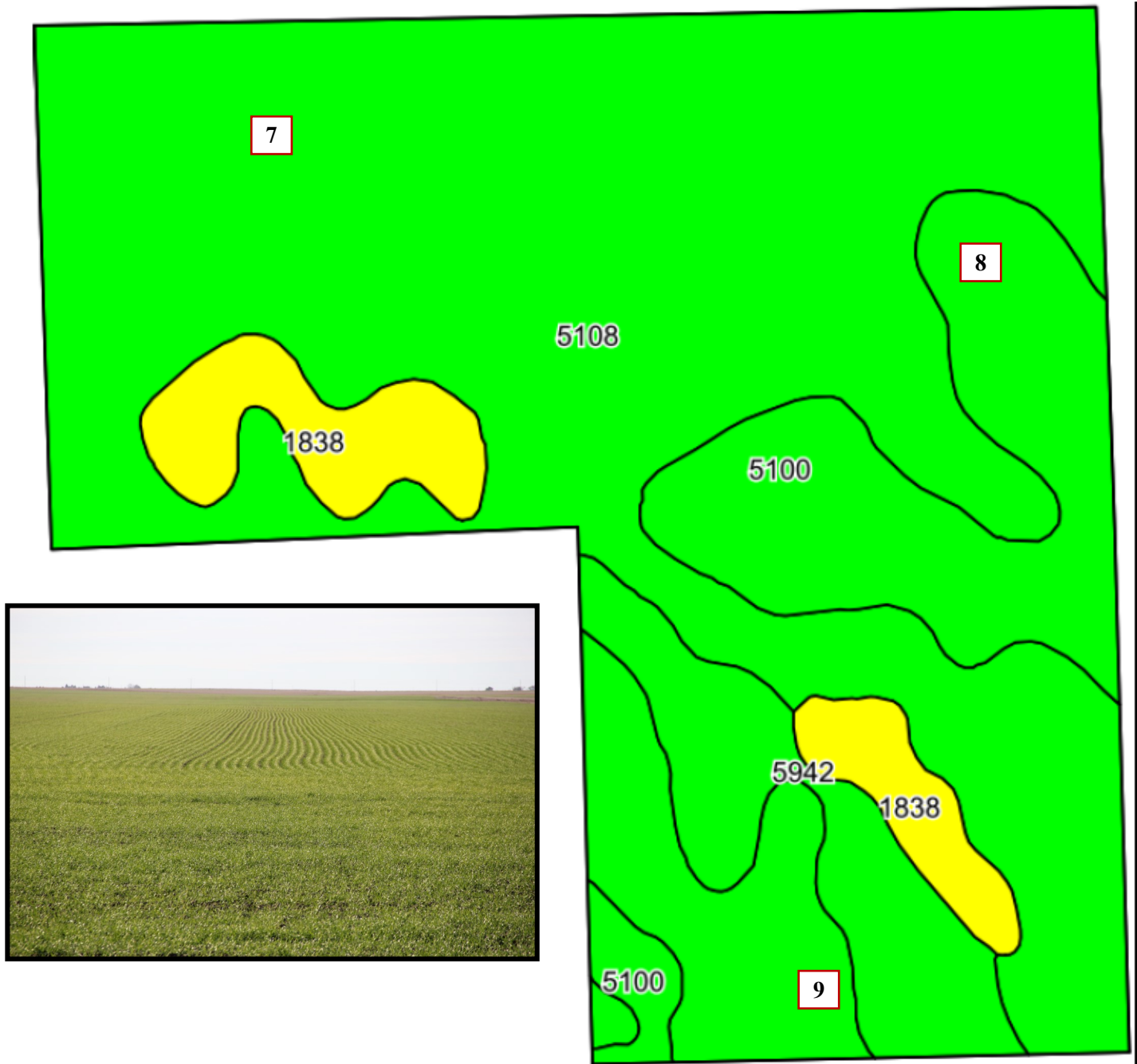
Nebraska

Parcel 7 below: NW1/4 Section 12-T14N-R44W Deuel County, with road 30 on north, Road 181 to west. Soils 94% Class II Alliance, 5% Class III. 160 tax assessed acres, 2019 Taxes \$1,585. Nearly level terrain with excellent gravel road access 1 mile east of oiled NE#27. S1/2 planted wheat - subject to Landlord 1/3 share, N1/2 stubble. FSA: 96.4 wheat Base Acres @ 38 bu PLC.



Nebraska

Parcel 8 above: NE1/4 Section 12-T14N-R44W Deuel County, Road 30 on the north. Soils 100% Class II Alliance loam, 1-3% slopes. 160 tax assessed acres, 2019 Taxes \$1,585. Nearly level terrain with excellent gravel road access 1.5 mile east of NE#27. S1/2 planted wheat - subject to Landlord 1/3 share, N1/2 stubble. FSA: 96.4 wheat Base Acres @ 38 bu PLC.



Nebraska

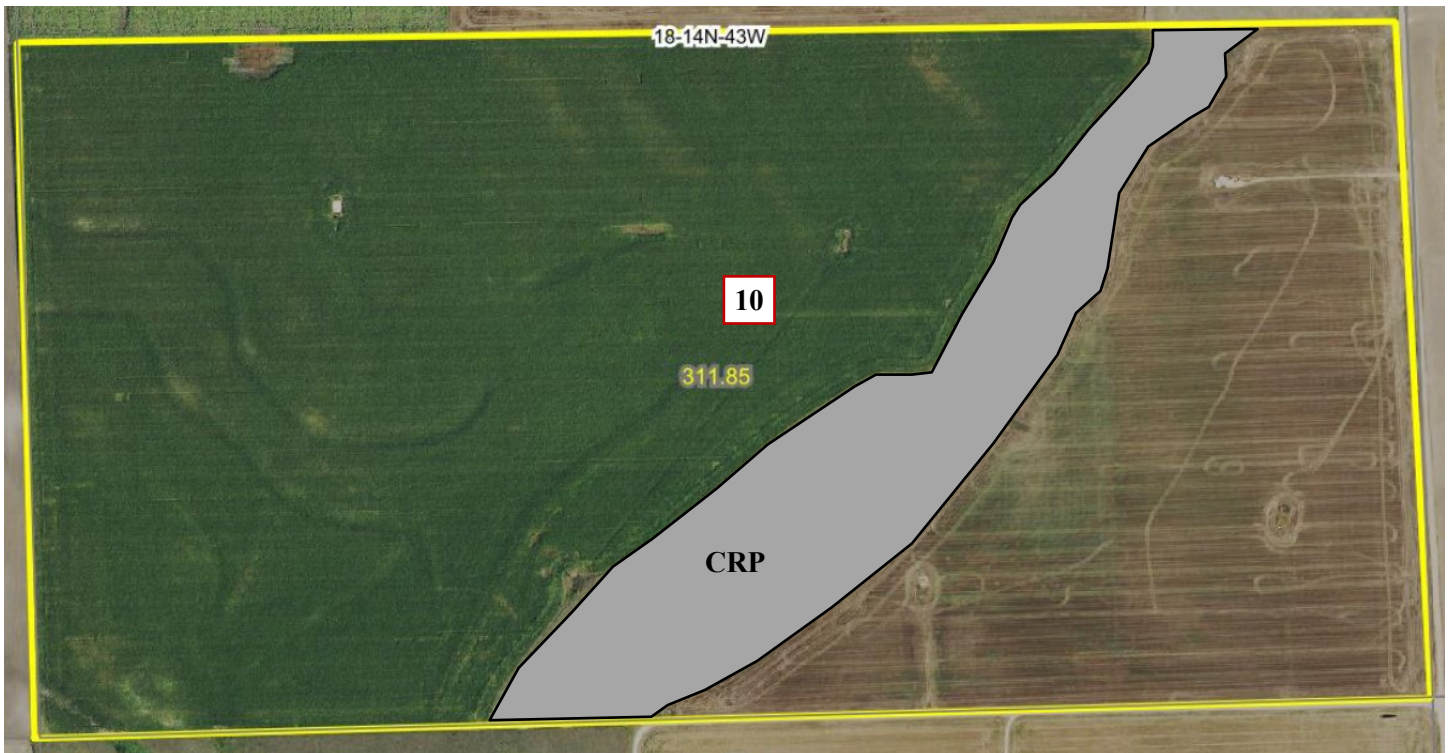
Parcel 9 to left: SE1/4 Section 12-T14N-R44W Deuel County, Road 28 on south.

Soils 95 % Class II Alliance loam, 5% Class III. 160 tax assessed acres, 2019 Taxes \$1,585.

Nearly level to gently undulating terrain with road access 1.5 mile east of NE#27. E1/2 planted wheat - subject to Landlord 1/3 share, W1/2 stubble. FSA: 90.1 wheat Base Acres @ 39 bu PLC; 11.6 corn @ 114 bu.

Combination A

Parcels 7, 8, 9 will also be offered as Combination A to compete with those individual Parcels. The combination will be offered in each round of bidding immediately after the offering of Parcel 9. The parcels / combination will sell to achieve the highest total sales price.

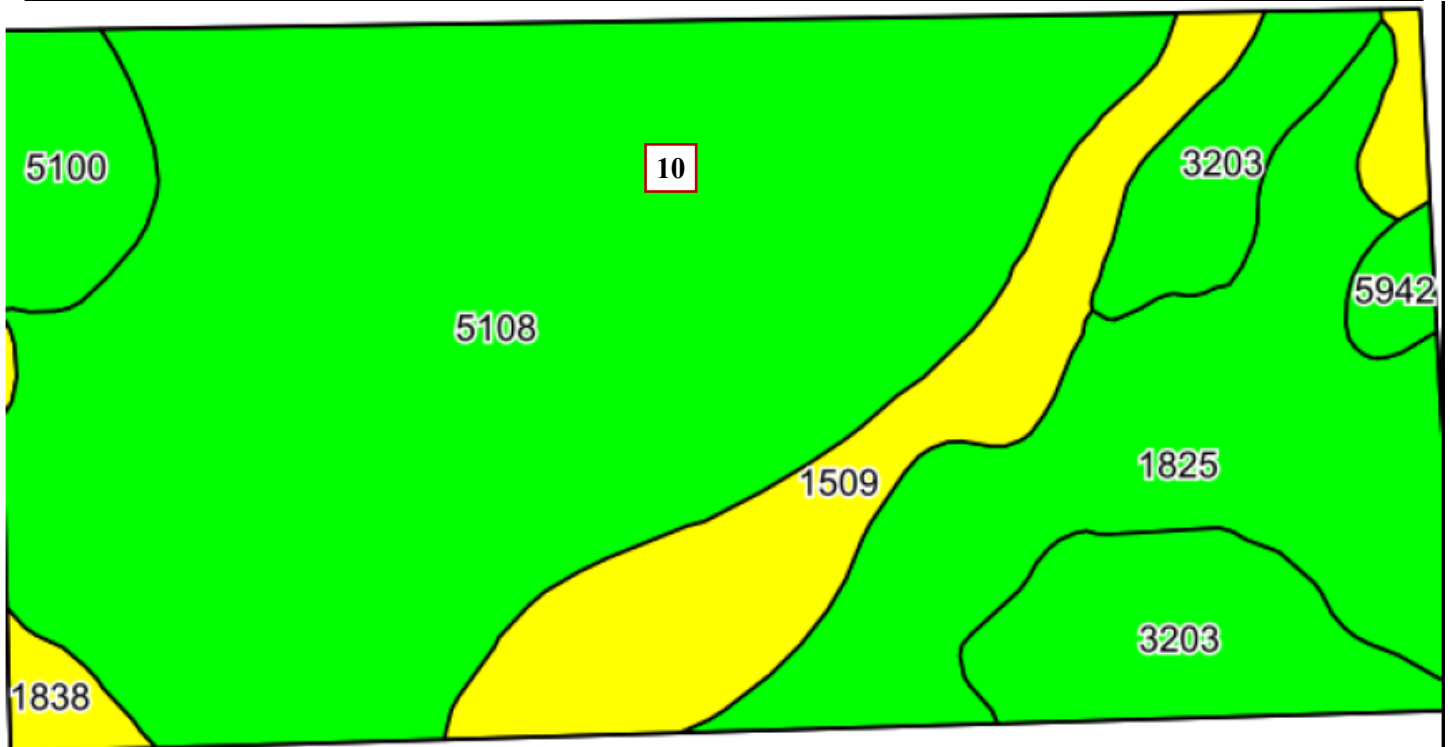


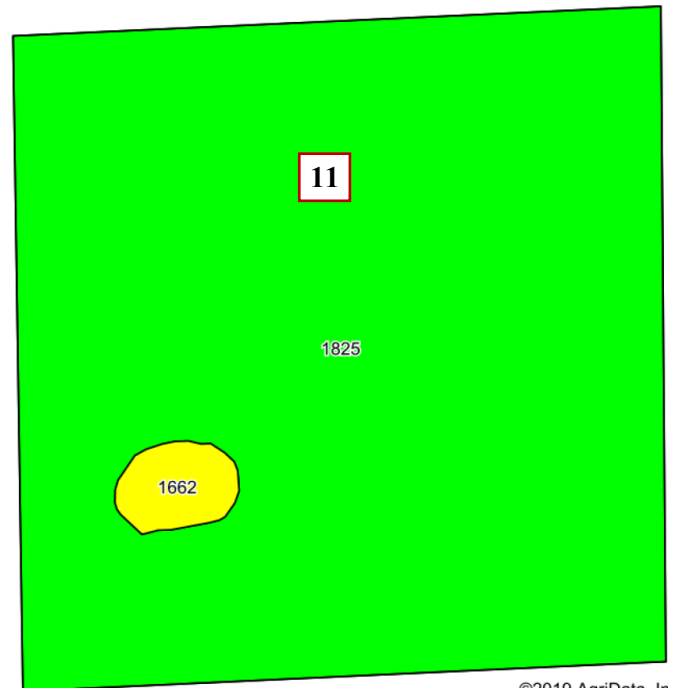
Nebraska

Parcel 10: S1/2 Section 18-T14N-R43W Deuel County, county Road 185 on east.

1509 soils are rangeland SW to NE. Cropland soils 100% Class II. 316 tax assessed acres, 2019 Taxes \$3,092.

Cropland varies level on east to sloping on west. Excellent gravel road. East end stubble, growing wheat west side - subject to Landlord 1/3 share; full possession on stubble areas. FSA: 132.3 wheat Base Acres @ 38 bu PLC; 36.5 corn @ 114 bu. CRP contract 338B to 9/30/25 with 35.2 acres @ \$31.79 (100% to Owner).





Nebraska

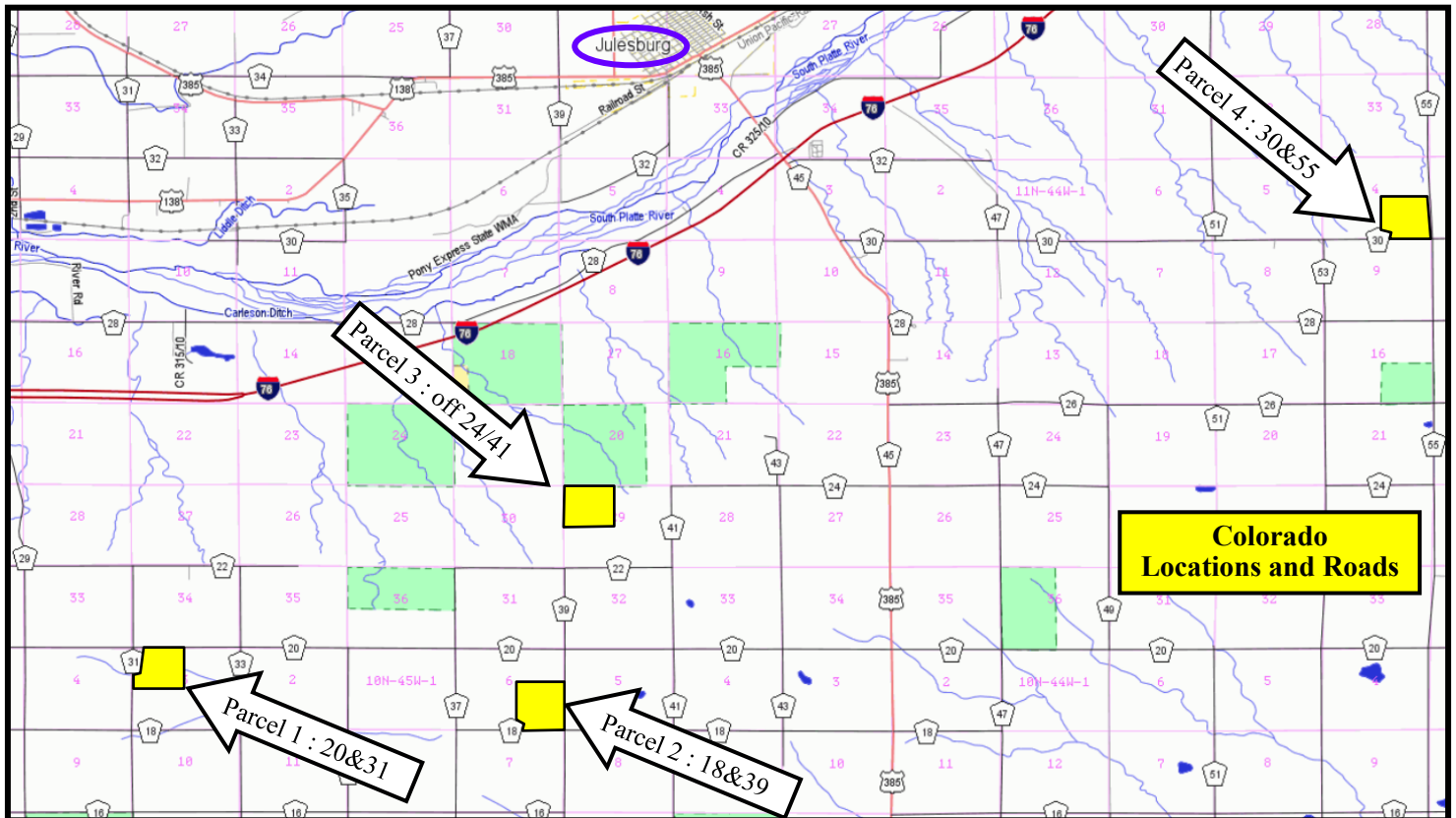
Parcel 11 above: SW1/4 Section 6-T13N-R43W Deuel County, bordered on south by Road 18 just 2 miles east of NE#27. 98% one soil - Class II, remainder Class III. 150.8 tax assessed acres, 2019 Taxes \$1,509. Sloping - undulating terrain from south to north. County road on south. Entire property in growing wheat - subject to Lease with Landlord 1/3 share. FSA: 25.3 wheat Base Acres @ 44 bu PLC; 50.6 corn @ 114 bu.



AGRI AFFILIATES

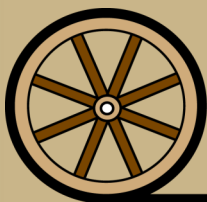
Farm, Ranch & Recreational Properties

CLJ Farms, Inc.



Contact:

John Childears (308) 539-4450 **Colorado & Nebraska**
Nebraska: Don Walker (308) 764-7175 **Mike Polk (308) 539-4446**



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

Offered Exclusively By:

NORTH PLATTE OFFICE
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

