



Mid-Continent
Properties, Inc.

LAND AUCTION

DECEMBER 12TH, 2017

WHEN:

December 12th, 2017
1:30pm mountain time

WHERE:

Lodgepole Community
Hall 432 McBride Street
Lodgepole, NE 69149
(basement area)

LEGAL

DESCRIPTION:

SW¹/₄ 29-13N-46W



**For Information
Contact:**

Dylan Duren

Cell: 402.215.4161

Bus: 402.334.0256

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dduren@

mid-continentproperties.com

**Mid-Continent
Properties, Inc.**

11213 Davenport Street,
Suite 105

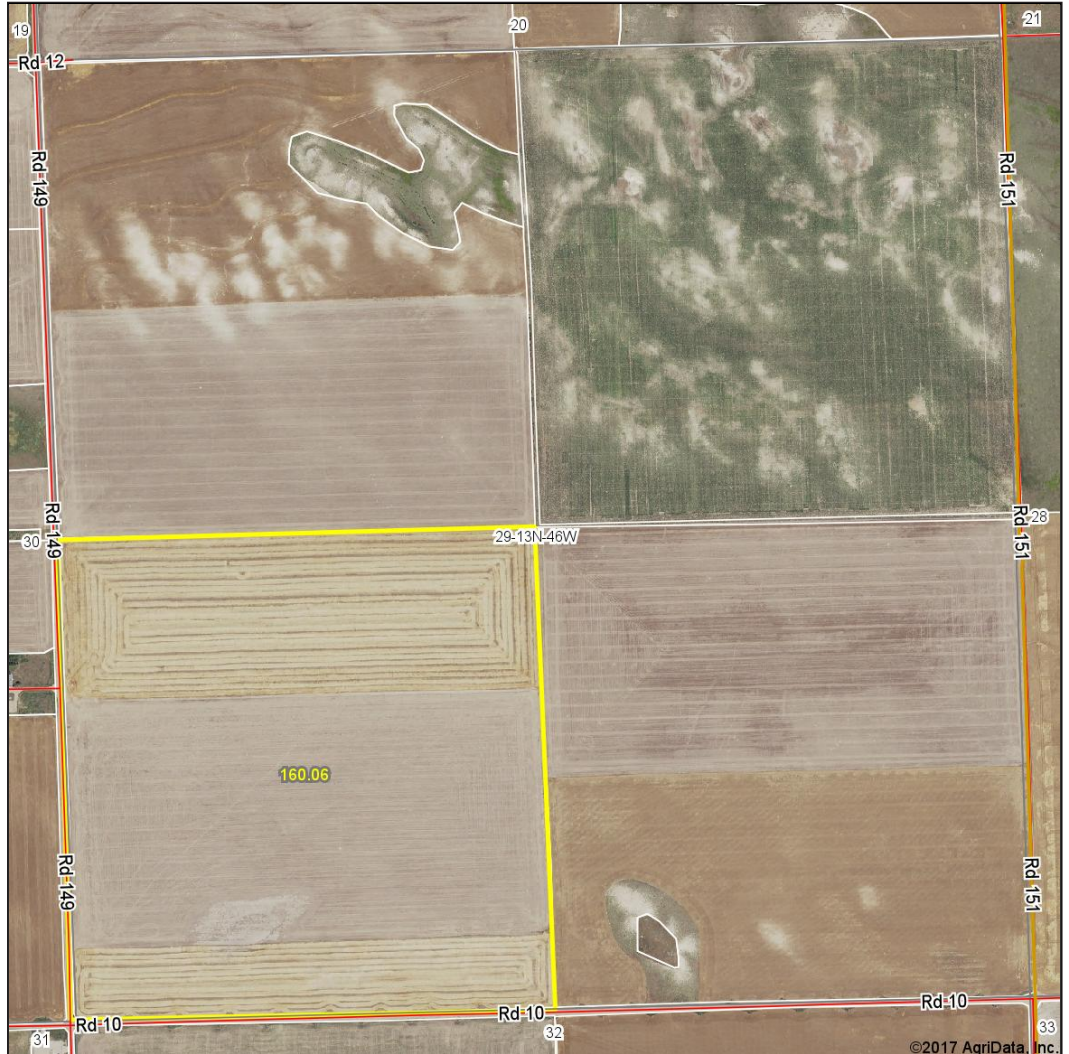
Omaha, NE 68154

402.334.0256



CHEYENNE COUNTY, NE

±160 ACRES



2016 REAL ESTATE TAXES:

\$1,612.10

CROPLAND: 159.02 acres

FARMLAND: 159.02 acres

CROP	BASE ACRES	PLC YIELD
WHEAT	95.8	46

(Subject to new farm bill adjustments for base acres & yields.)

DESCRIPTION:

The property contains ±160 acres and is dryland with class 2 soils. It has 159 acres in wheat for the 2017-2018 year. Call for details on possession of current crop.

DIRECTIONS:

The subject property is located about 3.5 miles south of the I-80 interstate exit 76 or about 5 miles south of Lodgepole, NE.

CALL FOR DETAILS ON BROKER PARTICIPATION AND BID PLACEMENT OPTIONS.

TERMS & CONDITIONS: 10% earnest deposit day of auction. Balance of purchase price plus closing costs to be paid in full with certified funds upon closing and delivery of appropriate deed. Closing to take place on or about 30 days. Title insurance and/or Title opinion and fees for recording appropriate deed will be split half Buyer half Seller. Seller to pay 2017 Real Estate Taxes. Subsequent taxes are the sole responsibility of the Buyer. Buyer will have owners rights on or about closing with full possession on January 17, 2018. Sale of the property is not contingent upon the ability of the Buyer to secure financing. Any announcement day of auction shall take precedence over any printed material. This sale is subject to all easements and restriction of record. Property is sold on an "As Is-Where Is" basis with no warranties or guarantees, expressed or implied, made by the Broker, Auctioneer or Seller. All sales are final. AGENCY DISCLOSURE: Jeff Post and Dylan Duren are acting as Seller's limited agents and as such, solely represent the Seller in this transaction.



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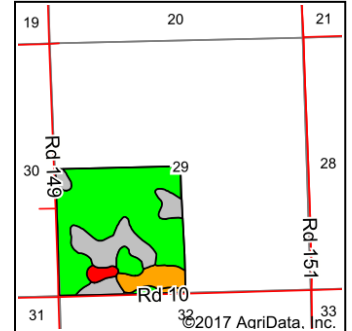
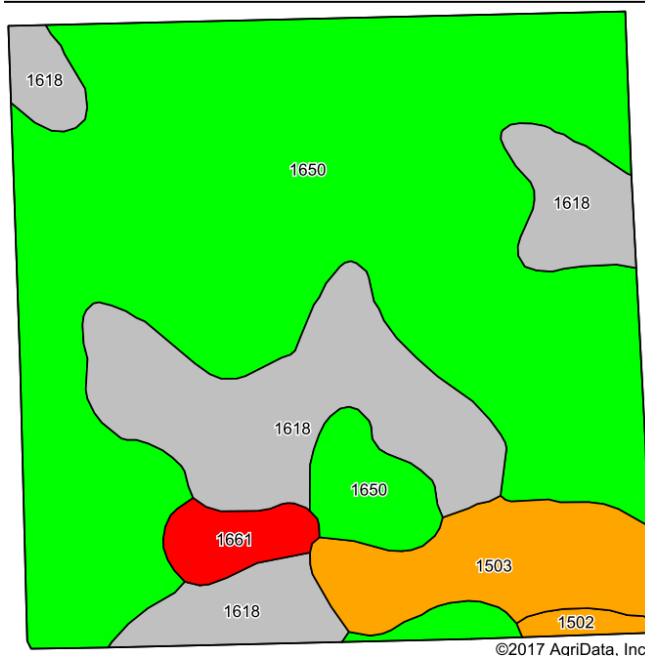
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DESCRIPTION:

SW¹/₄ 29-13N-46W



State: **Nebraska**
County: **Cheyenne**
Location: **29-13N-46W**
Township: **Lodgepole**
Acres: **159.02**
Date: **10/18/2017**



Soils data provided by USDA and NRCS.



**For Information
Contact:**

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Area Symbol: NE033, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Millet	Winter wheat	Winter wheat Irrigated	Grain sorghum	Winter wheat fallow	
650	Kuma loam, 0 to 1 percent slopes	105.44	66.3%	Green	IIc	Iw	58		38	144		40	79			
618	Keith loam, 1 to 3 percent slopes	35.68	22.4%	Grey	Ile	Ile	63	6		134					40	
503	Altvan loam, 3 to 6 percent slopes	12.90	8.1%	Orange	IVe	IVe	45			87		22		29		
661	Lodgepole silt loam, frequently ponded	3.77	2.4%	Red	IIIw	IVw	28	4	25	89	15	22				
502	Altvan loam, 1 to 3 percent slopes	1.23	0.8%	Orange	IIIe	IIIe	47	4	33	125	18	34				
Weighted Average								57.3	1.5	26	135.7	0.5	29.1	52.4	2.4	9

: Using Capabilities Class Dominant Condition Aggregation Method

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