

LAND AUCTION

2,208 ACRES DRYLAND CROPLAND

DEUEL & GARDEN COUNTY NEBRASKA SEDGWICK COUNTY, COLORADO

WEDNESDAY • MARCH 25, 2020

1:00 P.M. - Hippodrome in downtown Julesburg, CO

SNOW DATE: April 1, 2020 @ 1:00 P.M.

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.

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.

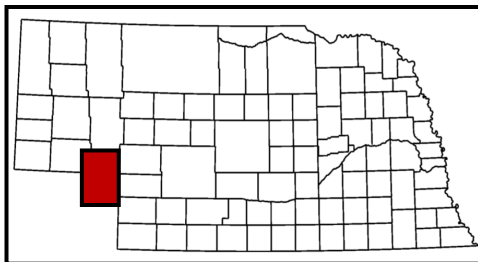
Minerals - All owned oil, gas, and mineral rights pass to Buyer.

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.

**11 Parcels
Nebraska
& Colorado**



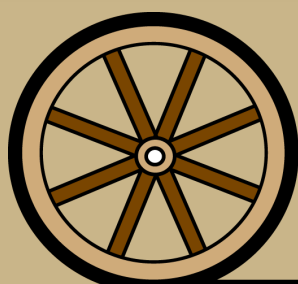
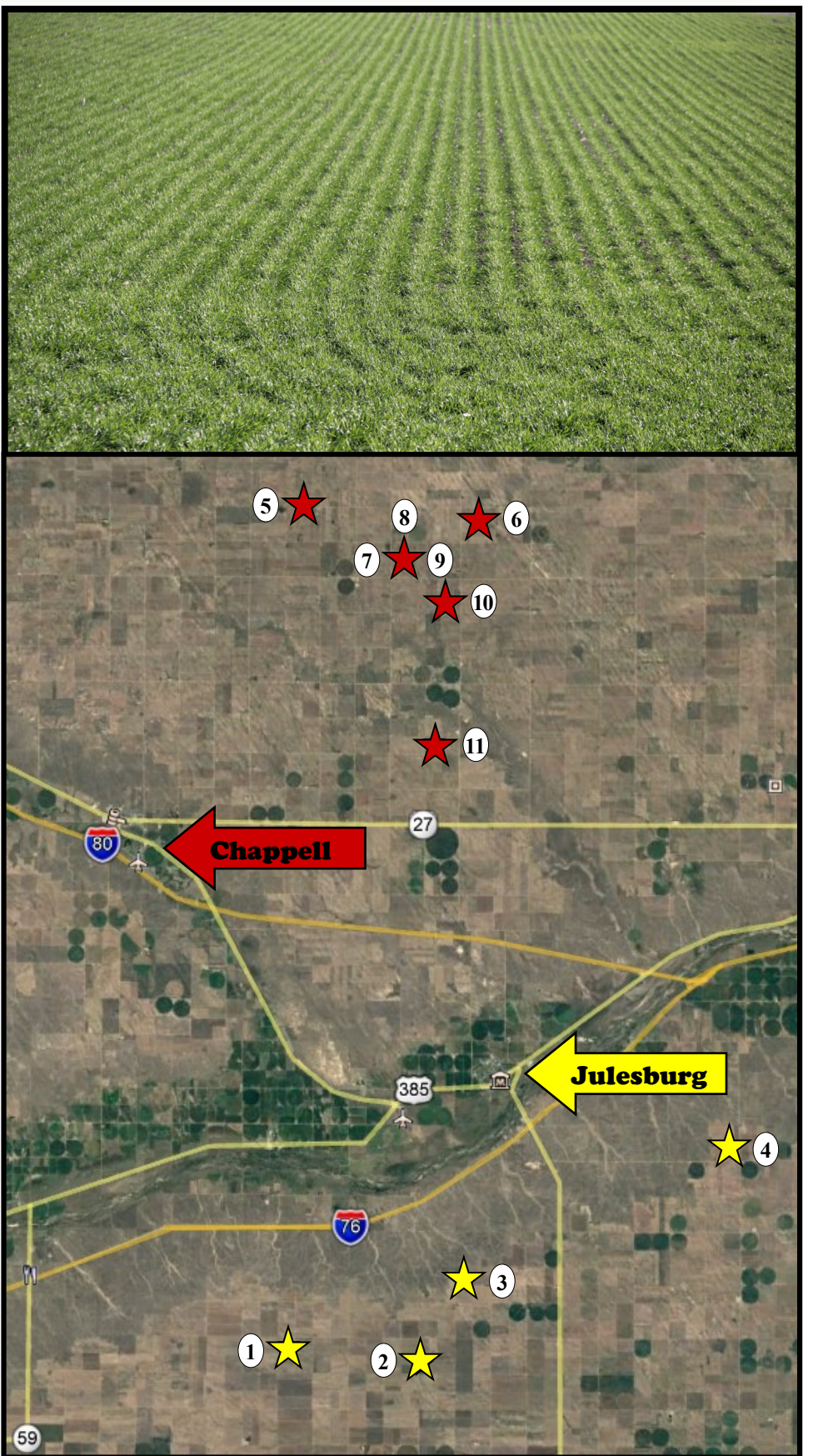
SELLER

CLJ FARMS, INC.

LISTING AGENT

John Childears 308.539.4450

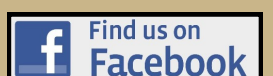
agriaffiliates.com



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

NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
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(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.





AGRI AFFILIATES

Providing Farm - Ranch Real Estate Services

P.O. Box 1166 401 Halligan Dr. North Platte, NE 69103

LAND AUCTION

"Agri Affiliates - always striving to exceed client expectations."

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4 Parcels in Colorado & 7 Parcels in Nebraska - 2,208 total acres. Print your brochure at agriaffiliates.com or call the office - 308.534.9240

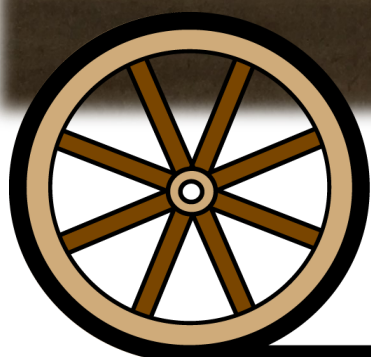
Our Commitment

Provide Exceptional Farm & Ranch Management,
Appraisal, Real Estate Sales and Auction Services.
Experienced, Professional Staff of Agricultural Specialists.
Committed & Dedicated to Exceeding our Clients Expectations.
Exceptional Support Staff - Utilizing the Newest Technologies.



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