

# ON-LINE LAND AUCTION

January 30, 2020 • 10:00 a.m.

Property: Approximately 74 Acres — 64.38 Cropland Acres per FSA  
Rogers, Nebraska | Colfax County, Nebraska

**BLACK DIRT**  
LAND SALES & MANAGEMENT LLC

## LOCATION

### 74 Acres (+/-) Dryland Farm

1 mile west of Rogers, Nebraska, on Hwy 30, then 4 miles north on County Road 17 to County Road J — southwest corner of property

**All Class II Soils** — Zook silty clay loam, shell silt loam & hobbs silt loam

## LEGAL DESCRIPTION

All that part of the SW  $\frac{1}{4}$  west of the center of Dry Creek in Section 14, Township 18 North, Range 4 East

## REAL ESTATE TAXES 2019

74 Acres – \$4,983.72

## FSA INFORMATION

Cropland – 64.38 Acres

CROP	BASE ACRES	PLC YIELD
CORN	44.4	123
SOYBEANS	19.98	43

## ADDITIONAL INFORMATION

- Level topography
- Productive farmland
- Full Possession 2020
- Easy access

### For information contact:

**Carrie Duffy**  
Black Dirt Land Sales  
402.290.7847  
Carrie.Duffy@blackdirt.us  
www.blackdirt.us

**Steve Peterson or Doug Rickett**  
DPA Auctions  
800.492.9090

To register and bid go to:  
**www.DPAuctions.com**

**DPA**  
AUCTIONS

TERMS: High bidder will enter into purchase agreement upon conclusion of the auction. \$50,000 earnest deposit to be placed with Title Services of Saunders County by January 31, 2020, 5:00 p.m. CST. Balance of purchase price to be paid in full with certified funds upon closing and delivery of deed. Closing to take place on or before March 2, 2020. Title insurance and closing fees to be shared equally between Buyer and Seller. Seller to pay 2019 Real Estate taxes. 2020 and subsequent taxes are the sole responsibility of the Buyer. Full possession to be given upon closing. Sale of the property is not contingent upon ability of the Buyer to secure financing. Any announcement day of auction shall take precedence over any printed material. Final bid subject to the confirmation of Seller. The Property shall include all mineral and water rights owned by Seller, if any, privileges, right of ways, easements and restrictions of record. To the extent any and all mineral and water rights, privileges, rights of ways, easements and related rights applicable to the Property are conveyed, Broker makes no representations, warranties, or guarantees regarding such rights. Property and equipment is sold on "AS IS, WHERE IS" basis with no warranties or guarantees expressed or implied, made by the Broker, Auctioneer or Seller. No operational assessments have been made DPA Auctions and/or Black Dirt Land Sales & Management LLC, it has been photographed ONLY. Agency: Carrie Duffy, Steve Peterson, Doug Rickett, Paige Peterson are acting as Seller's limited agents and as such, solely represent the Seller in this transaction.

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## Aerial Map



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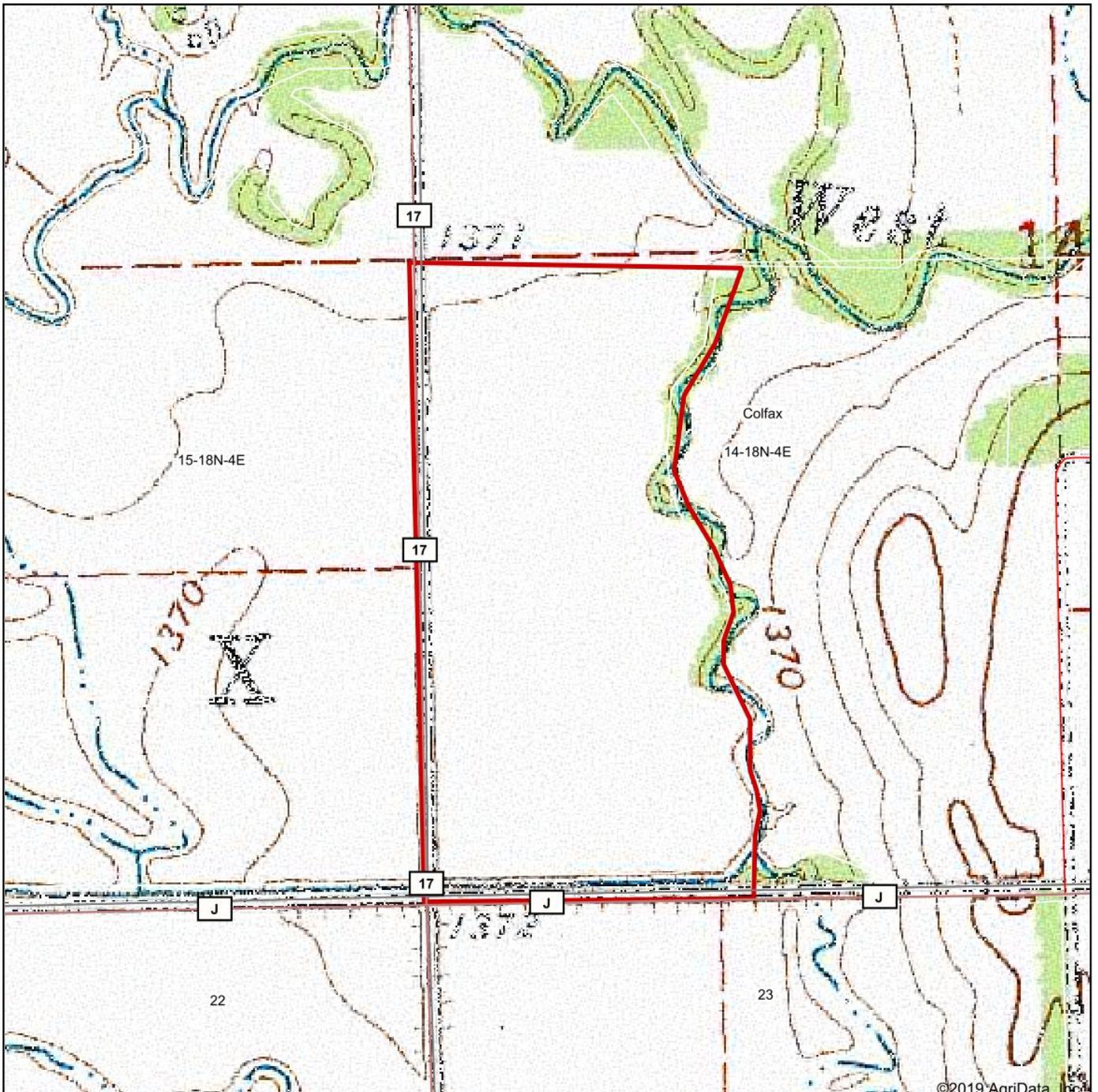
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## Topography Map



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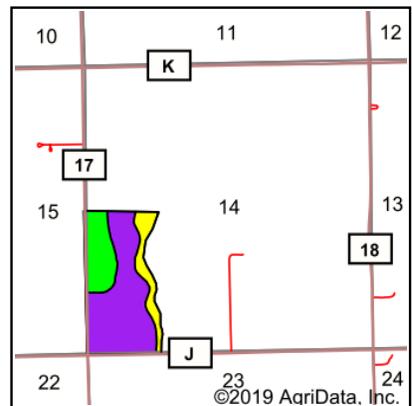
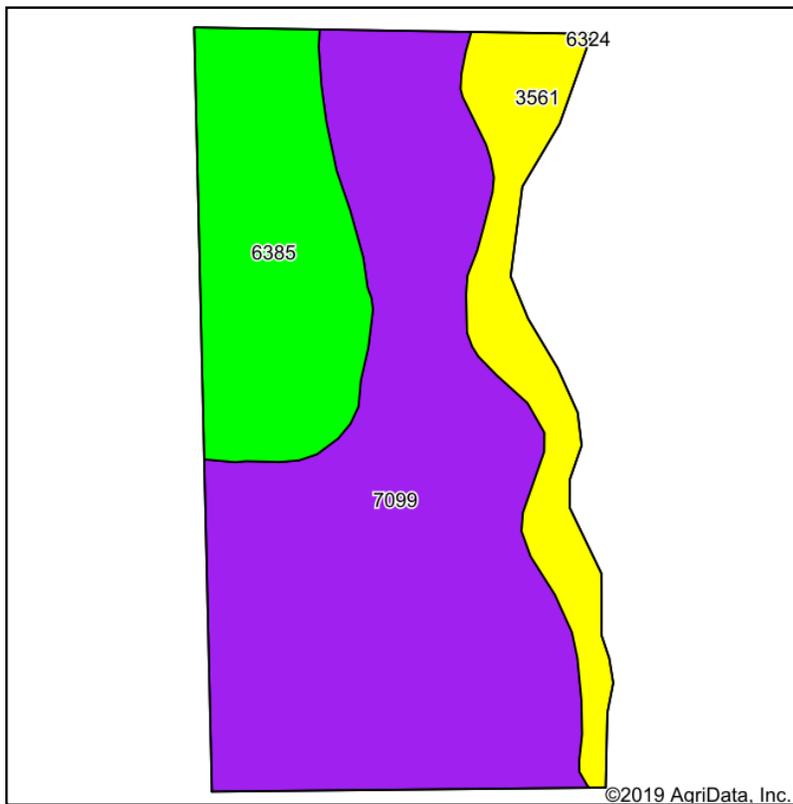
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## Soils Map



State: **Nebraska**  
County: **Colfax**  
Location: **14-18N-4E**  
Township: **Colfax**  
Acres: **77**  
Date: **12/17/2019**



Soils data provided by USDA and NRCS.

Area Symbol: NE037, Soil Area Version: 18																	
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Soybeans	Soybeans Irrigated	Winter wheat	Alfalfa hay	Alfalfa hay Irrigated	Cool season grasses	Corn	Corn Irrigated	Grain sorghum	*n NCCPI Soybeans
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	48.69	63.2%		Ilw	Ilw	53										67
6385	Shell silt loam, occasionally flooded	17.57	22.8%		Ilw	Ilw	72	36	44	40	4	6	6	100	165	84	71
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	10.74	13.9%		Ilw	Ilw	67										73
<b>Weighted Average</b>							<b>59.3</b>	<b>8.2</b>	<b>10</b>	<b>9.1</b>	<b>0.9</b>	<b>1.4</b>	<b>1.4</b>	<b>22.8</b>	<b>37.6</b>	<b>19.2</b>	<b>*n 68.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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