

TILLABLE, IRRIGATED & PASTURE LAND

- 8,084± Tillable Acres • 1,440± Acres of Irrigated Cropland • 760± CRP Acres
- Total of approx. 375,000 Bushel in Grain Bin Set Ups with Several Large Machinery Sheds
- Tracts Ranging from 5.5± Acres to 1,991± Acres in Size • Immediate Access for 2021 Farming
- All Growing Wheat Crop Transferred to New Buyer

12,027± Acres

OFFERED IN 33 TRACTS

DEUEL 1,859.5± Acres
KEITH 8,727.5± Acres
PERKINS 1,440± Acres

Major

NEBRASKA LAND AUCTION

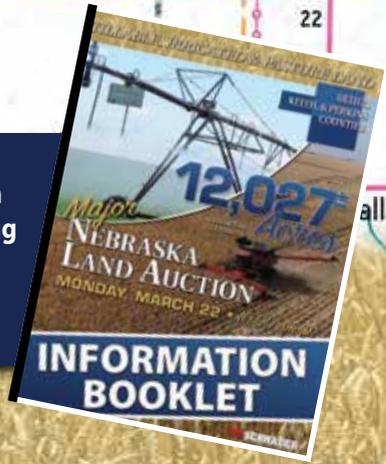
MONDAY, MARCH 22 • 10:00 am MT

2% Buyer's Premium
SCHRADER
Real Estate and Auction Company, Inc.

Auction Location & Directions:

Keith County Fairgrounds, 1100 W Fifth St, Ogallala, NE 69153
From the intersection of US 26/30 and N-61 in Ogallala, travel west on US 26/30/N-61 for .7 Miles. Turn right onto W. First St., in 400 feet turn left onto W Second St., and then back right onto W First St. and the Keith County Expo building will be on the left.

Contact Auction Company for Detailed Information Booklets for each property with additional Due-Diligence Materials, including information such as: soil maps, water information, permits, tax information and surveys.



LIVE ONLINE AUCTION BIDDING
You may bid online during the auctions at www.schraderauction.com. You must be registered **One Week in Advance** of the Auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

SCHRADER
THE ORIGINAL **MULTI-TRACT AUCTIONS**

- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

Call Schrader Auction Company for More Information.
800-451-2709
www.SchraderAuction.com



*Inspection
Location & Dates:*

The Driftwood, 118 N Spruce St,
Ogallala, NE 69153

Tuesday, February 23rd • 11am-1pm

Wednesday, February 24th • 4pm-7pm

Thursday, March 4th • 4pm-7pm

Friday, March 5th • 11am-1pm

Sunday, March 21st • 4pm-6pm



SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 • www.SchraderAuction.com



DEUEL COUNTY

25

ROUTE 26

KEITH COUNTY

26

6

7

13

33

8

28

29

27

30

23

22

18

20

19

21

Hwy 61 Scenic

N Spruce St

4

5

31

32

24

Lincoln Hwy

ROUTE 30

ROUTE 138

25B

INTERSTATE 80

61

ROUTE 26



DEUEL COUNTY

KEITH COUNTY

PERKINS COUNTY

Big Mac Rd



Major

NEBRASKA LAND AUCTION

MONDAY, MARCH 22 • 10:00 am MT

DEUEL	1,859.5 [±] Acres
KEITH	8,727.5 [±] Acres
PERKINS	1,440 [±] Acres

Major NEBRASKA LAND AUCTION

MONDAY, MARCH 22 • 10:00 am MT

PERKINS
COUNTY

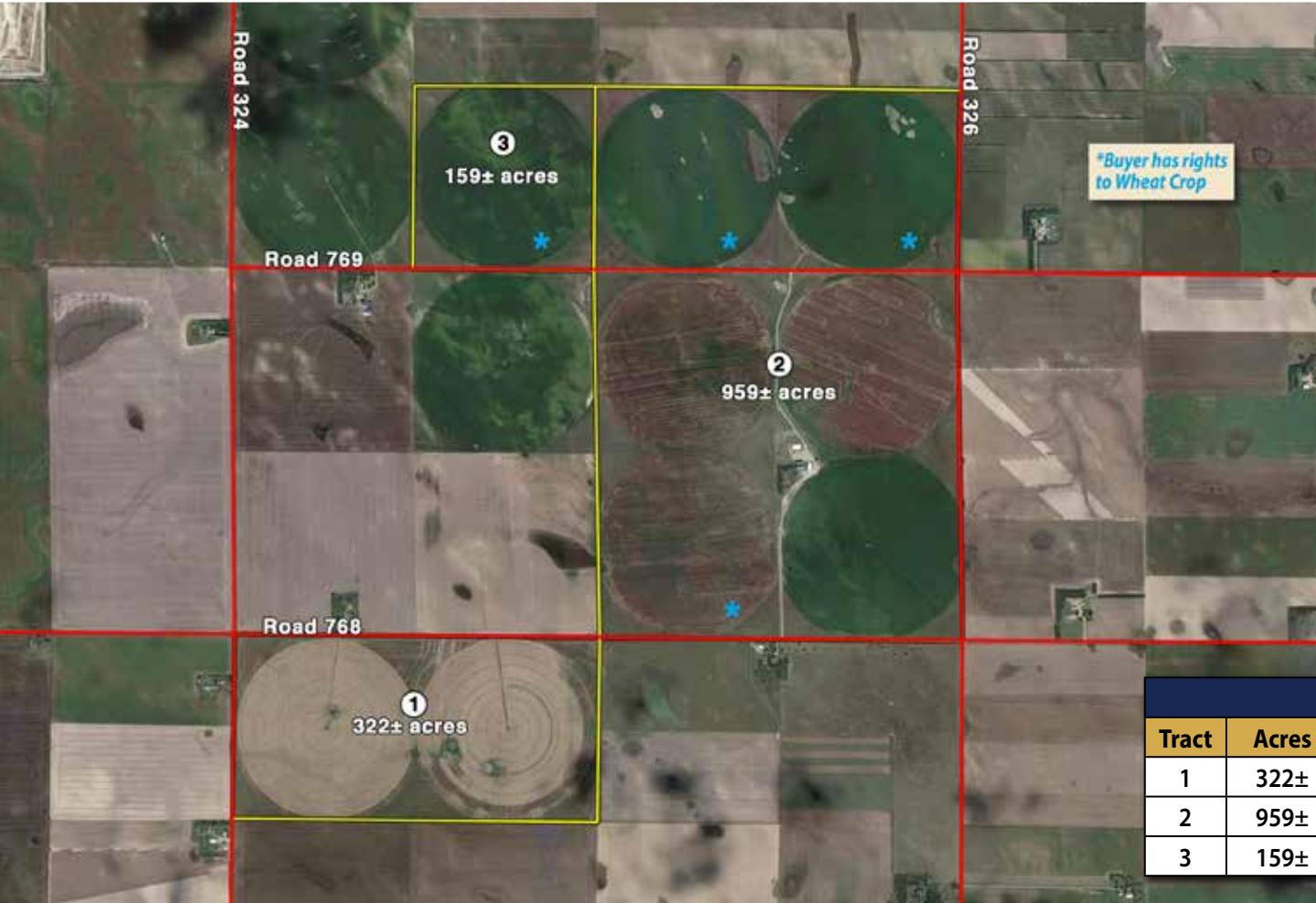
Auction held at Keith County Fairgrounds - 1100 W Fifth St, Ogallala, NE 69153

**1,440±
Acres**

DIRECTIONS TO TRACT 1-3:

From the intersection of US 26/30 and N-61 In Ogallala, Travel

South on Hwy N-61 S for 11 miles. Turn right onto CR 769. Continue on CR 769 for 2.5 miles and Tract 2 will be on the left and right.



TRACT 2

PERKINS COUNTY, NE

Tract	Acres	Tillable	Irrigated	Pasture	Improvements
1	322±	322±	260±	n/a	2 Irrigation Pivots
2	959±	944±	780±	n/a	See Improvement Descriptions
3	159±	159±	130±	n/a	Irrigation Pivot



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 1



TRACT 3

Improvement Descriptions

TRACT 2: 80' x 128' Morton machinery shed. 160' x 108' shop with concrete floors and heating in half the building. (4) 50,000 bushel Sioux grain bins with air floors and 10" load outs. 6 irrigation pivots.



TRACT 2



TRACT 2

Major NEBRASKA LAND AUCTION

MONDAY, MARCH 22 • 10:00 am MT

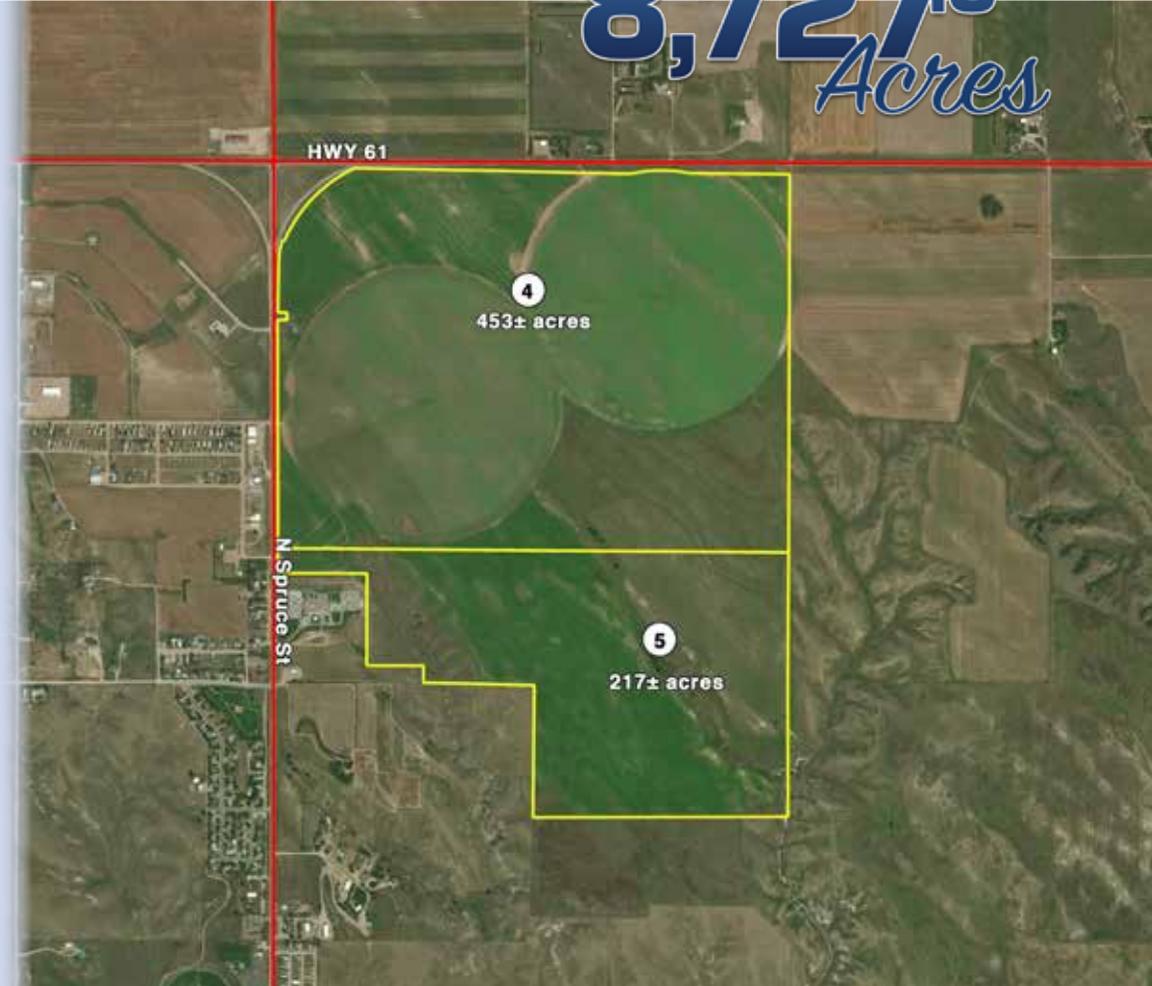
KEITH
COUNTY

Auction held at Keith County Fairgrounds - 1100 W Fifth St, Ogallala, NE 69153

8,727.5±
Acres

KEITH COUNTY, NE

Tract	Acres	Tillable	Irrigated	Pasture	Improvements
4	453±	453±	270±	n/a	2 Irrigation Pivots
5	217±	217±	n/a	217±	Great Development Potential!
6	638±	638±	n/a	n/a	n/a
7	147.5±	147.5±	n/a	n/a	n/a
8	573±	573±	n/a	n/a	n/a
9	629.5±	569.5±	n/a	60±	n/a
10	200±	200±	n/a	n/a	n/a
11	81.5±	81.5±	n/a	n/a	n/a
12	322.5±	290±	n/a	32.5±	n/a
13	54±	54±	n/a	n/a	n/a
14	797±	19.5±	n/a	743.5±	See Improvement Descriptions
15	275±	275±	n/a	n/a	n/a
16	293±	292±	n/a	n/a	n/a
17	410±	n/a	n/a	410±	n/a
18	98±	98±	n/a	n/a	n/a
19	645±	n/a	n/a	645±	n/a
20	96±	96±	n/a	n/a	n/a
21	1,991±	n/a	n/a	1,991±	Corral System



DIRECTIONS TO TRACT 4-5: From the intersection of US 26/30 and N-61 In Ogallala go north on E. A St. for .4 Miles. Turn Left onto E Eighth St. and then Back right in 350 feet onto N Spruce St. Head north on Spruce St. for 1.8 miles and the property will be on the right.

DIRECTIONS TO TRACT 14: From Tracts 4 and 5 at the intersection of N Spruce St. and N-61/US 26. Travel west on N-61/ US 26 for 8.7 miles. Turn Left on Rd. W I. Go south for 1 mile and take a left on W 130. The property will be located on the right.

Improvement Descriptions

TRACT 14: Excellent backgrounding yard with newer corrals, wind breaks, and 5 barb fencing. Several small outbuildings and 1,152 sq ft single story home with detached garage. Approx. 25,000 bushel in grain bin storage between (3) bins.



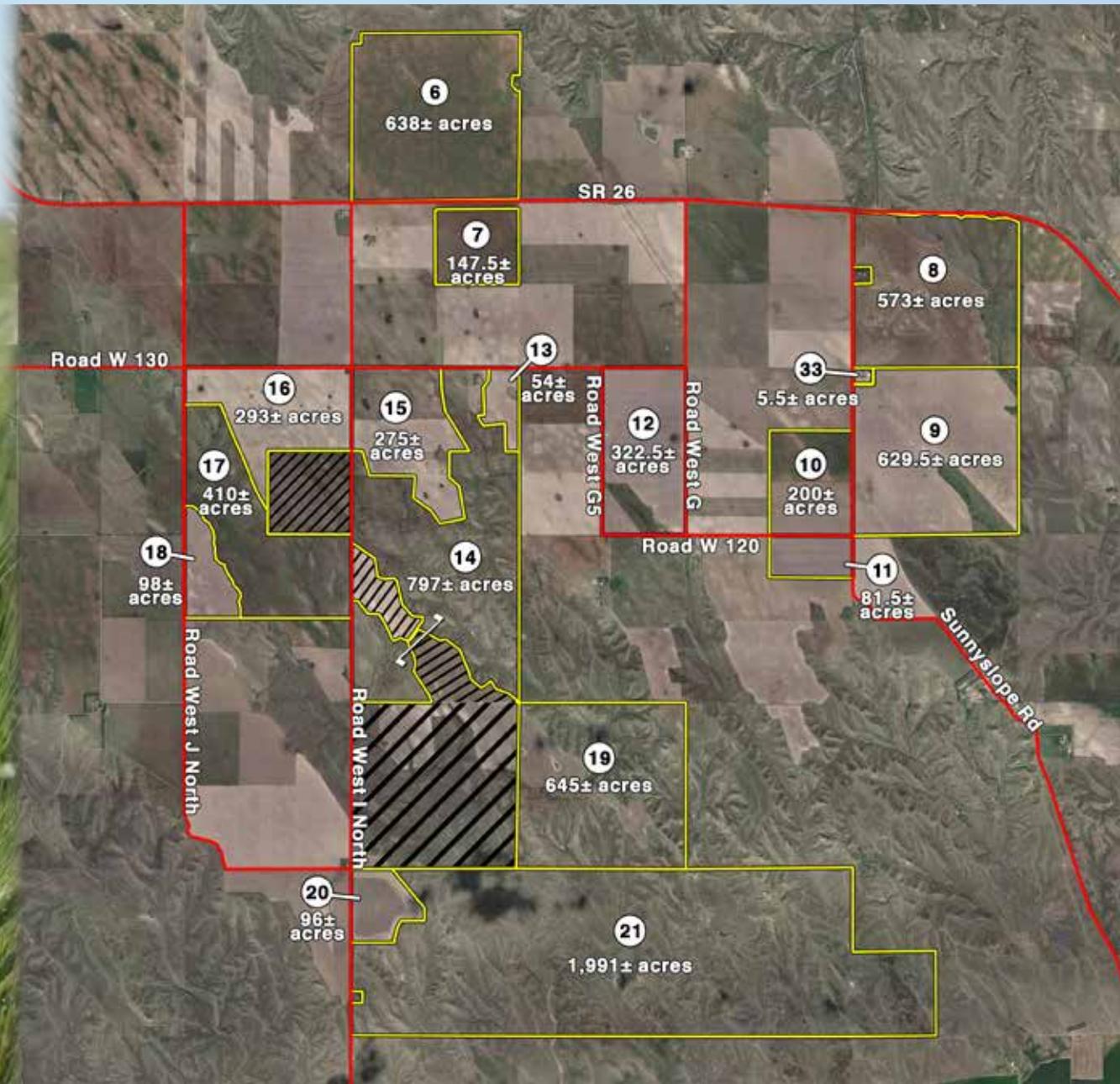
TRACT 14



TRACT 20



TRACTS 13-15



Major NEBRASKA LAND AUCTION

MONDAY, MARCH 22 • 10:00 am MT

Auction held at Keith County Fairgrounds - 1100 W Fifth St, Ogallala, NE 69153

KEITH
COUNTY



DIRECTIONS TO TRACT 24: From the intersection of US 26/30 and N-61 In Ogallala, Travel West on US 30 for 14 miles. Turn right onto Rd West M N. In 1 Mile Turn left on to Rd. W. 80. Travel on W. 80 for 1.2 miles and Tract 24 will be on the right.

**8,727.5±
Acres**

KEITH COUNTY, NE					
Tract	Acres	Tillable	Irrigated	Pasture	Improvements
22	160±	160±	n/a	n/a	n/a
23	320±	320±	n/a	n/a	n/a
24	321±	321±	n/a	n/a	n/a
33	5.5±	n/a	n/a	n/a	See Improvement Descriptions



Improvement Descriptions

TRACT 33: 120' x 72' machinery building, 38' x 80' Quonset barn and (4) 20,000 bushel grain bins, (1) 40,000 bushel grain bin, and (3) approx. 10,000 bushel grain bins.



TRACT 33



TRACT 33



TRACT 15



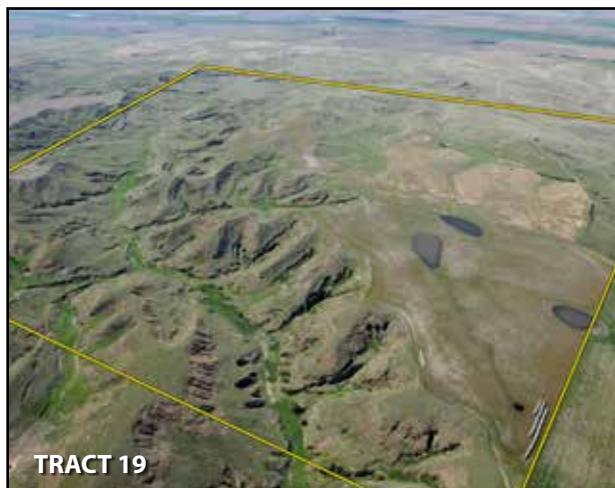
TRACTS 22 & 23



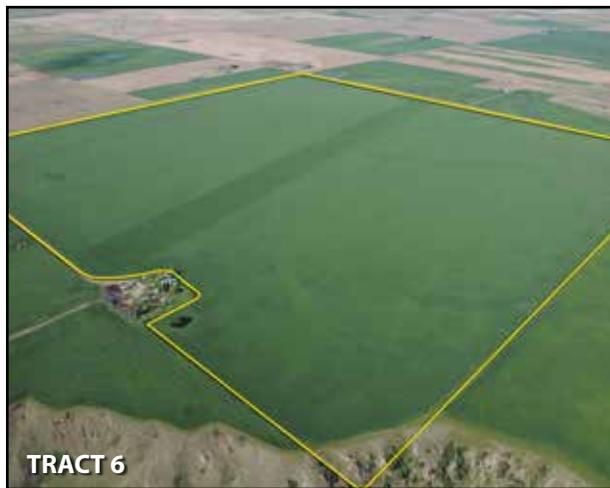
TRACTS 4 & 5



TRACT 14



TRACT 19



TRACT 6



TRACT 14



SCHRADER
Real Estate and Auction Company, Inc.
800-451-2709 • www.SchraderAuction.com



TRACT 33



TRACT 33



Major NEBRASKA LAND AUCTION

DEUEL COUNTY

MONDAY, MARCH 22 • 10:00 am MT

Auction held at Keith County Fairgrounds - 1100 W Fifth St, Ogallala, NE 69153



DEUEL COUNTY, NE					
Tract	Acres	Tillable	Irrigated	Pasture	Improvements
25	161±	161±	n/a	n/a	n/a
26	160±	160±	n/a	n/a	n/a
27	313.5±	313.5±	n/a	n/a	n/a
28	319±	313±	n/a	n/a	See Improvement Descriptions
29	137±	137±	n/a	n/a	n/a
30	159±	159±	n/a	n/a	n/a
31	292±	292±	n/a	n/a	n/a
32	318±	318±	n/a	n/a	n/a

1,859.5±
Acres



Road 24

Road 22

Road 203

Road 205

28

319± acres

29

137± acres

30

159± acres

Improvement Descriptions

TRACT 28: 1,008 sq ft vacant home with 3 bed and 1 bath.

DIRECTIONS TO TRACT 31-32: From the intersection of US 26/30 and N-61 In Ogallala, Travel West on US 30 for 23 miles and the property will be on the right. Tracts 25-30 are located to the North of 31 and 32.



SCHRADER

Real Estate and Auction Company, Inc.

800-451-2709 • www.SchraderAuction.com



TRACTS 31 & 32



TRACT 2



TRACT 27



TRACTS 4 & 5



TRACT 14



TRACTS 2 & 3

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 33 individual tracts, any combination of tracts and as a total 12,027± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: The cost of issuing a standard coverage owner's title insurance policy shall be divided equally between Seller and Buyer.

DEED: Seller shall provide Warranty Deed(s).

EXCLUSIONS: The following are excluded from any sale: 50% of all mineral interests; all stored crops; all personal property except irrigation equipment; and royalty rights or other payments for wind turbines or wind-driven electrical production, and the rights to ingress and egress for this purpose.

CLOSING: The targeted closing date will be approximately 30 days after the auction (or, if a survey is required, as soon as possible upon completion of the survey, the final title insurance commitment and Seller's closing documents).

POSSESSION: Possession is at closing. (Immediate access is available for farming activities prior to closing.)

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2021 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: The depiction of tract boundaries and acreages are approximate & have been estimated based on available tax parcel data and aerial mapping.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey will be sufficient to record the conveyance (but the type of survey will be

determined by the Seller) and the survey costs will be shared equally (50:50) by the Seller and Buyer. Any survey of adjacent tracts purchased in combination will show the perimeter boundary but need not show interior tract lines.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SELLER: TWE II, LLC and Lola Thomas



800-451-2709 • www.SchraderAuction.com



CORPORATE HEADQUARTERS
950 N Liberty Dr., Columbia City, IN 46725

Sale Manager:
Roger Diehm, 260-318-2770

Roger A. Diehm (Salesperson), 20110270
Rex Defoe Schrader II (Broker), 20080063

e-mail: auctions@schraderauction.com

MARCH 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



In Cooperation with:



800.451.2709 • www.SchraderAuction.com



Follow us on:

