

DUNDY AND CHASE COUNTY, NE YUMA COUNTY, CO AUCTION

24,827[±]
Acres

14,164[±] Cropland Acres
(FSA)

Offered in 10 Tracts

- 20,610[±] Acres in Dundy County, NE
and Yuma County, CO
- 4,217[±] Acres in Chase County, NE
- 14,039[±] Irrigated Farmland
- 12[±] miles East of Wray, CO
- Buy any tract, combination of tracts
or buy the entire property!

*Held at the Phillips County
Event Center, Holyoke, CO*

THURSDAY, DECEMBER 15 • 2PM

 **SCHRADER**
Real Estate and Auction Company, Inc.

In
Cooperation
With:



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY
INDEPENDENTLY OWNED AND OPERATED

800.451.2709 | SchraderAuction.com

THURSDAY, DECEMBER 15 AT 2PM

Held at Phillips County Event Center
22505 US Highway 385, Holyoke, CO 80734

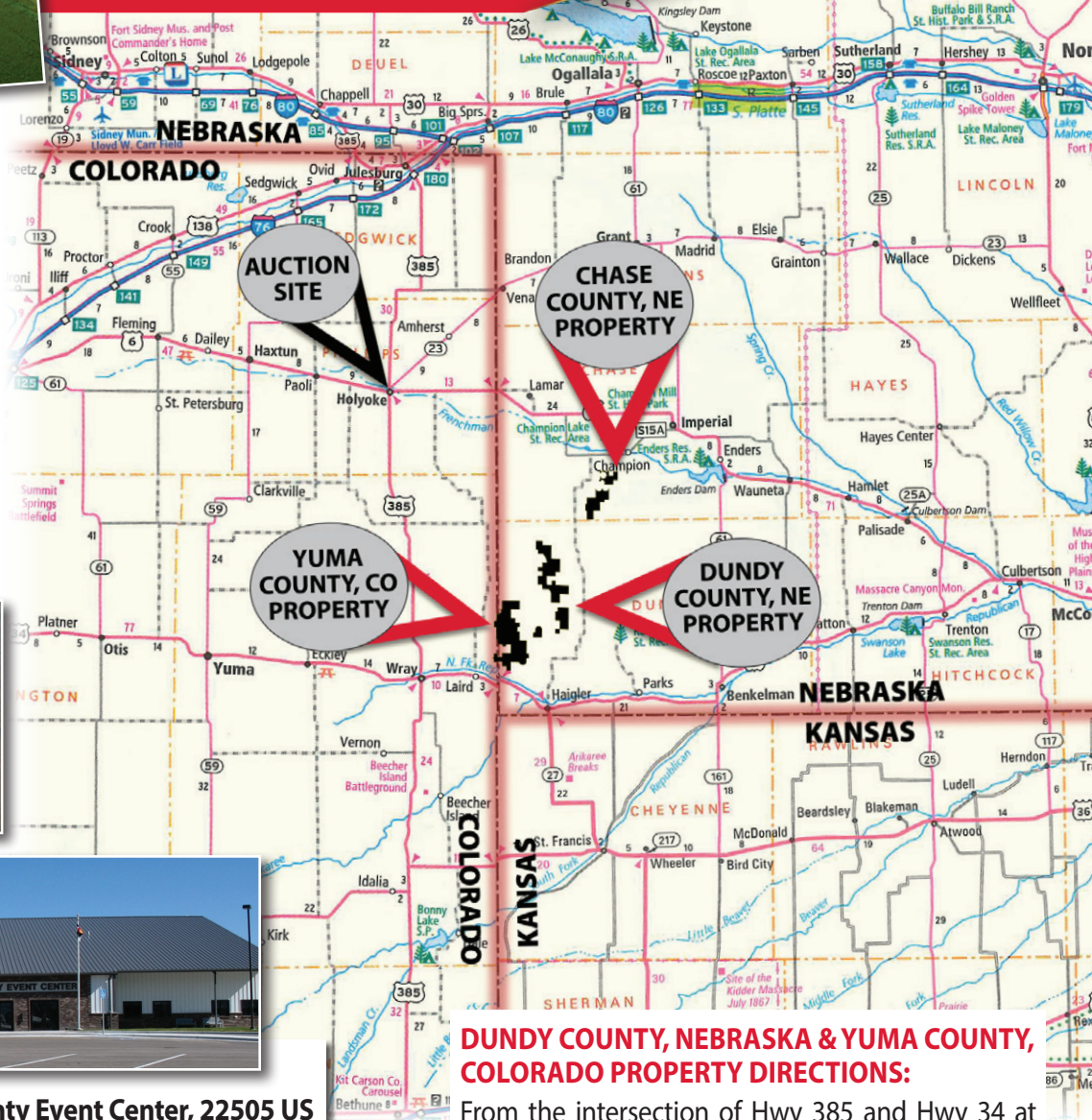
CHASE COUNTY, NEBRASKA PROPERTY DIRECTIONS:

North Tract: From Champion, NE drive south on Mill Rd .25 miles to 734 Road, then drive west 2.5 miles to 725 Avenue, then drive south 2.5 miles to the property.

South Tract: From Champion, NE drive south on Mill Rd .25 miles to 734 Road, then drive west 5.5 miles to 721 Avenue, then drive south 7 miles to Road 727, then drive east .5 miles to the property.



AUCTION LOCATION: Phillips County Event Center, 22505 US Highway 385, Holyoke, CO 80734. Directions: From Holyoke 385 & 6 travel north on 385 approximately .4 miles to Fairground Rd. then turn left to auction location.

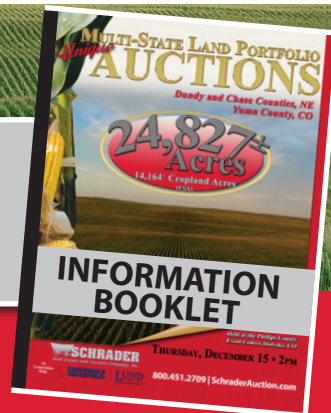


DUNDY COUNTY, NEBRASKA & YUMA COUNTY, COLORADO PROPERTY DIRECTIONS:

From the intersection of Hwy 385 and Hwy 34 at Wray, CO drive east 8 miles to County Road RR, then drive north .4 miles to County Road 35.5, then take the bend in the road and drive east 1.2 miles to County Road SS, then take the bend in the road and drive north 2 miles to farm headquarters.

Contact Auction Company for Detailed Information Booklets for each property w/ additional Due-Diligence Materials, including information such as: soil maps, water, FSA and county records information.

Call Schrader Auction Company for More Information.
800.451.2709 | SchraderAuction.com



DUNDY AND CHASE COUNTIES, NE YUMA COUNTY, CO AUCTION

DUNDY COUNTY, NEBRASKA YUMA COUNTY, COLORADO

20,610± acres with approximately
14,164± acres cropland (FSA) located
in Dundy County, Nebraska & Yuma
County, Colorado. Includes a high
percentage of tillable acres and high
percentage of irrigated acres. The property
includes approximately 1,380,000 bu of storage
spread over several locations and (3) mobile
homes, a shop/home, and a 1-story ranch.
There are a number of storage sheds and a large equipment shed.

**24,827±
Acres**
14,164± Cropland Acres
(FSA)

Offered in 10 Tracts

CHASE COUNTY, NEBRASKA

4,217± acres of grassland located in Chase County, Nebraska.



LIVE ONLINE AUCTION BIDDING

You may bid online during the auctions at
www.schraderauction.com. You must register by
Friday, December 2nd to bid online. For information
on registering for online bidding, call Schrader Auction
Company at **800-451-2709**.

NEBRASKA: Rex D. Schrader, II Broker #20080063



402.393.8811



John F. Lund, COLORADO Broker #ER.040046640
Jim Hain, COLORADO Associate Broker #FA100004973

3% Buyer's Premium

**Seller: Estate of Maurice Wilder;
Maurice Wilder, LLC**

**THURSDAY
DECEMBER 15 • 2PM**



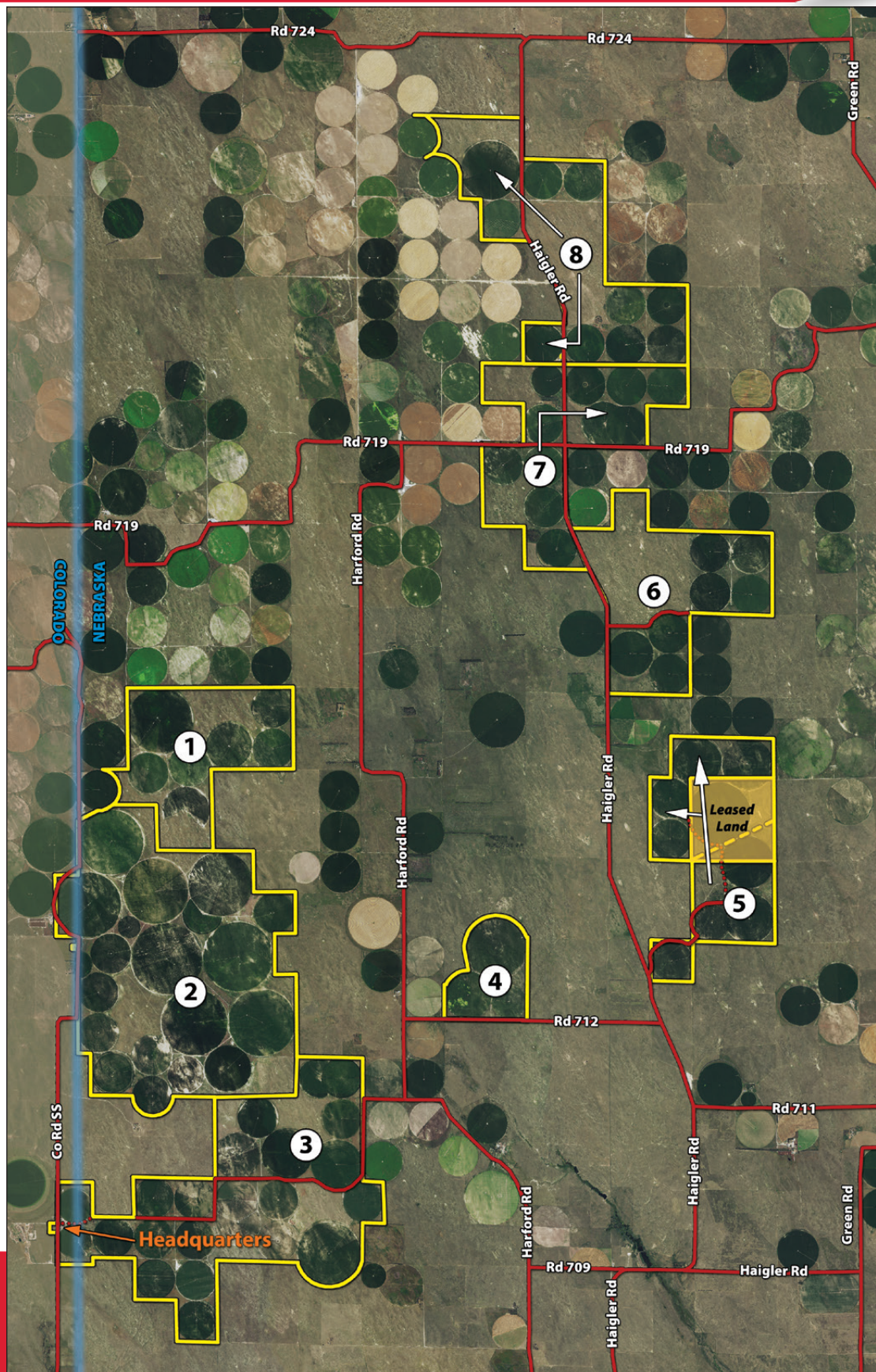
In
Cooperation
With:



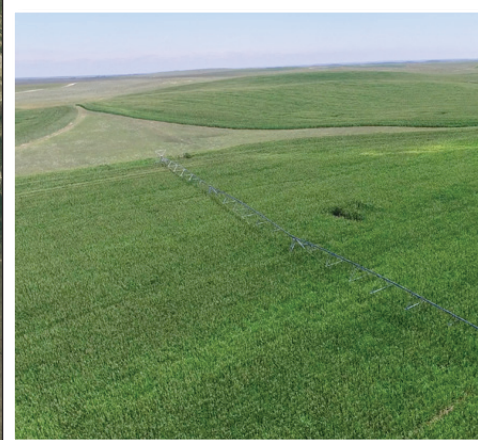
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DUNDY AND CHASE Co., NE AND YUMA Co., CO AUCTION



Tract	Gross Acres	FSA Cropland Acres
1	1,853±	1,206.14
2	5,265±	4,329.03
3	4,262±	3,196.43
4	653±	545.15
5	1,520±	1,148.7
6	2,186±	946.53
7	2,126±	1,370.45
8	2,745±	1,421.45
9	3,019±	-
10	1,198±	-
TOTAL	24,827±	14,164±



NEBRASKA: Rex D. Schrader, II Broker #20080063



CUSHMAN & WAKEFIELD

LUND COMPANY

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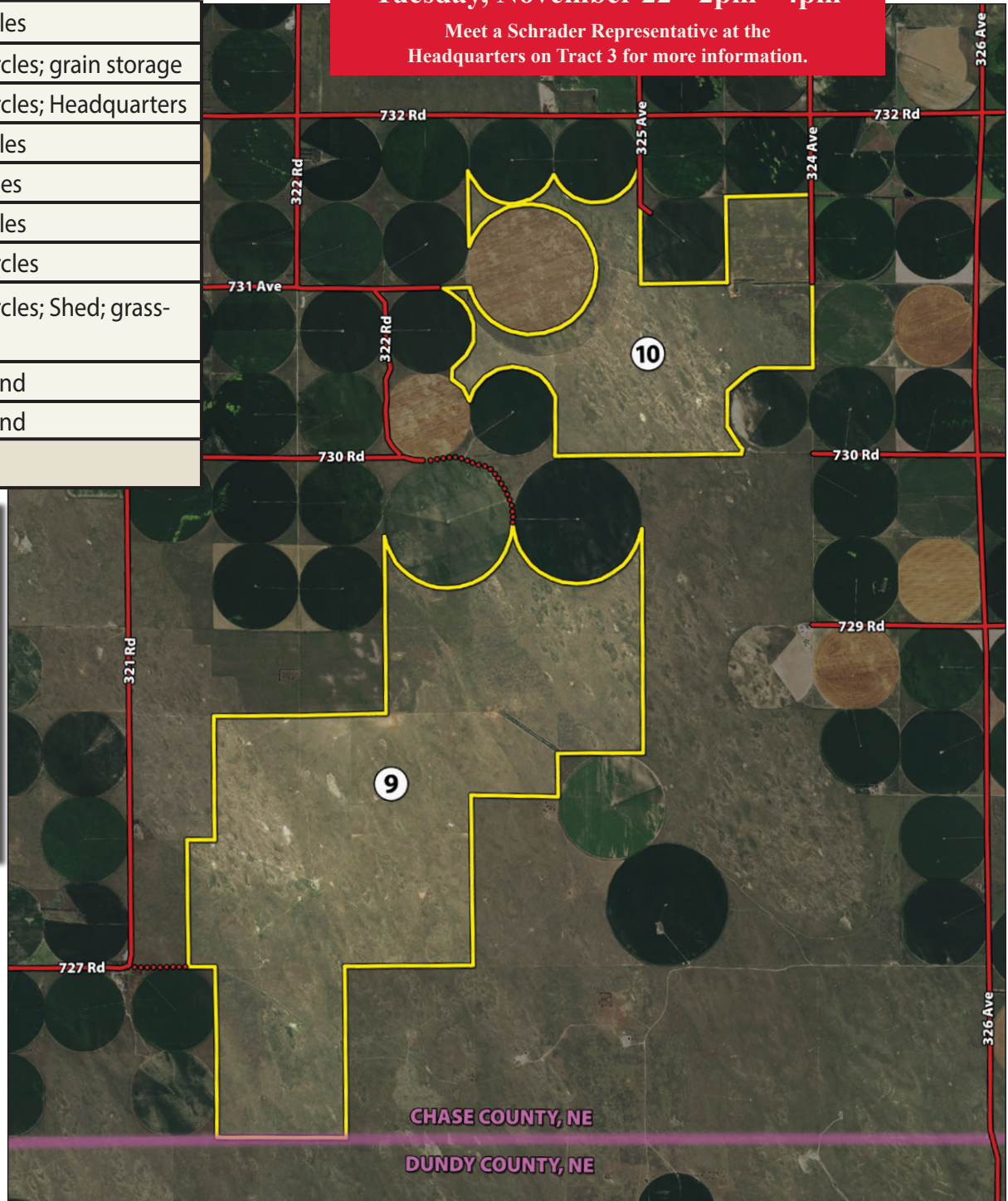
Phillips County Event Center
22505 US Highway 385, Holyoke, CO 80734

COUNTY	ACRES	CROPLAND (FSA)
Dundy, NE Yuma, CO	20,610±	14,164±

Approx. Irrigated Acres	Improvements/ Irrigation/ Description
1,206±	7 Irrigated Circles
4,267±	20 Irrigated Circles; grain storage
3,158±	23 Irrigated Circles; Headquarters
545±	3 Irrigated Circles
1,148±	8 Irrigated Circles
946±	7 Irrigated Circles
1,349±	11 Irrigated Circles
1,417±	10 Irrigated Circles; Shed; grass-land
-	Rolling Grassland
-	Rolling Grassland
14,034±	

INSPECTION DATES:
Wednesday, November 2 • 10am - Noon
Tuesday, November 22 • 2pm - 4pm

Meet a Schrader Representative at the Headquarters on Tract 3 for more information.



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CUSHMAN & WAKEFIELD

LUND
COMMERCIAL REAL ESTATE

Call Schrader Auction Company for More Information.

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DUNDY AND CHASE Co., NE AND YUMA Co., CO AUCTION



TRACT 2



TRACT 10



TRACT 9



TRACT 3

NEBRASKA: Rex D. Schrader, II Broker #20080063



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AT 2PM



AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement promise or inducement that is not contained or incorporated in the written purchase contract.

SELLERS ACCEPTANCE: The final bids are subject to the Sellers acceptance or rejection.

BUYERS PREMIUM: A Buyers Premium in the amount of three percent (3%) of the bid amount shall be charged to Buyer and added to the bid amount to arrive at the total contract purchase price.

PAYMENT TERMS: 10% of the purchase price will be due immediately after the bidding concludes, with the balance due in cash at closing. The down payment may be made in the form of a cashiers 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.

CLOSING: The targeted closing date is on or before January 16, 2017. Closing shall be held on or before the targeted closing deadline or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and the Seller's closing documents. The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer and Seller. Buyer will pay all charges related to any loan obtained by Buyer.

POSSESSION: Possession shall be delivered at closing except that: (a) in Dundy Co. and Yuma Co., closing will be delivered subject to the tenant's rights under the existing stalk leases through March 15, 2017; and (b) possession of the grain bins will be delivered on or before March 31, 2017.

REAL ESTATE TAXES: Buyer shall pay the real estate taxes for the calendar year 2017 and all subsequent years.

DELIVERY OF TITLE: At each closing, Seller shall furnish at Sellers expense: (i) a warranty deed conveying marketable title to Buyer, subject to all permitted exceptions as described in the purchase contract; and (ii) an owners title insurance policy in the amount of the purchase price insuring marketable title, subject to all standard requirements, conditions and exceptions and subject to the permitted exceptions.

MINERALS: Any sale will include the Seller's interest (if any) in the minerals. However, no promise, warranty or representation will be made as to the existence of any minerals or the nature or extent of Seller's interest therein.

SURVEY: A new survey will be procured only if necessary to record the conveyance or if otherwise deemed necessary or appropriate in Sellers sole discretion. If a new survey is procured, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

TRACT MAPS; ACRES: All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions and/or aerial mapping. The marketing materials are not provided as survey products.

DUNDY-YUMA STALK LEASES: Portions of the property are subject to certain stalk lease agreements through March 15, 2017, during which time various tenants will have the right to keep their livestock on the land to graze the corn stalks in Dundy and Yuma Counties after harvest. Buyer(s) shall assume the stalk lease(s) at closing and shall be entitled to rent and/or grazing fees that become due after closing. Contact Auction Company for more details.

DUNDY EDUCATIONAL LAND LEASE: Adjacent to Auction Tract 5, Seller is leasing 644.24± acres from the Nebraska Board of Educational Lands and Funds through December 31, 2017. Buyer of Tract 5 shall assume this lease as of December 31, 2016 or the date of Closing, whichever is later, and shall assume the obligation to pay rent beginning with the rent due on January 1, 2017. Contact Auction Company for more details.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Owner, Broker and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee to the property by virtue of its being offered for sale. **DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED AS IS, WHERE IS, NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller, Broker and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches, tract maps, measurements and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and The Lund Company (and their respective agents and representatives) are exclusively the agents of the Seller.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the persons identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. **OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

SELLER: Estate of Maurice Wilder; Maurice Wilder, LLC



ONLINE BIDDING
AVAILABLE



950 North Liberty Drive Columbia City, IN 46725

800-451-2709

www.SchraderAuction.com

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DECEMBER 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
			7	8	9	10
4	5	6	14	15	16	17
11	12	13	21	22	23	24
18	19	20	28	29	30	31
25	26	27				

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