

232.08 +/- Acres in Boone County Nebraska
Selling At
PRIVATE ONLINE AUCTION
Selling in two separate tracts
December 1, 2021

Informational Meeting
Village of Lindsay Town Hall
121 Pine Street
Lindsay, NE

Sellers Agent will be in the Lindsay Town Hall in Lindsay, NE, on November 15, 2021, from 11:00 a.m. until 1:00 p.m., to assist Buyers with bid registration and to answer any inquiries. Please come during the time above to discuss the farm or call HGI Realty, Inc.

HGI Realty, Inc. will accept bids from all registered bidders. Information on the auction process and how to become a registered bidder will be updated to the website.

Bids outside of the Online Auction will be accepted via phone or e-mail:

Jim Rennau	rennauj@bankonheritage.com	308-583-2262 (ofc) 308-379-4500 (cell)
Curt Mickey	curt@bankonheritage.com	308-398-4000 (ofc) 308-379-6149 (cell)

Online bidding can be performed by accessing the following link: <https://bankonheritage.com/hgi-realty/>. Follow instructions on the web site to complete bidding.

Bidding opens November 15 and concludes December 1, 2021, at 12:00 p.m.

The bidding increments will be \$50 per acre. The final sale price will be calculated on a per acre basis times the highest bid received on each tract.

BIDDING PROCESS: You may place online bids on this farm for 14 days beginning November 15, 2021, and ending December 1, 2021, at 12:00 p.m. This private auction features bidding extensions. If a higher bid is received within 5 minutes of the scheduled ending time, the bidding period is automatically extended for 5 more minutes. The extension process will continue until there is a 5-minute period where no bids are placed.

HGI Realty shall not be liable for missing any bid. Seller retains the right to refuse any and all bids.

More information to follow about the bidding process on this website.

Sellers: BENTEN MARK WILLIAMSON aka BENTON MARK WILLIAMSON, TYLER STOAKES WILLIAMSON, CAROLYN ELIZABETH WILLIAMSON, KATHARINE LOUISE McCALLIE, and EMMA FRANCES McCALLIE, as Tenants in Common.

Title Services: Boone County Title & Escrow, Albion, NE

Terms: The successful Buyer will be required to enter into a written purchase agreement immediately after the sale. Buyer will make a \$50,000 non-refundable down payment payable to HGI Realty, Inc. Trust Account. The earnest deposit will be made by cashiers check or wire transfer. The balance will be due at closing, to occur on or before December 20, 2021. The Buyer will receive full possession on March 1, 2022. Seller will provide marketable title to the Buyer evidenced by Title Insurance. Boone County Title & Escrow, Albion, NE, will facilitate the closing. Owners Title Insurance premium will be split 50/50 between the Buyer and Seller. The Seller will pay the 2021 real estate taxes. The Buyer will pay 2022 real estate taxes.

The sale will not be contingent on financing. Please have all financial arrangements made prior to the auction. The written purchase agreement will be completed by the Seller and Buyer immediately after the close of the auction. The Purchase Agreement is the sole and controlling document of this sale and supersedes all terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction.

HGI Realty, Inc. is Agent for the Seller.

Registration: Do not wait until the last day of the auction to register to bid online. All bidders must be approved to bid. Register at least 24 hours prior to the auction day or call 308-583-2262 for assistance.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions.

TRACT #1 - 154.38 ACRES

Land Location: From the east edge of Albion, NE, go 7 miles east on Hwy 91 then 1.5 miles south. The farm is on the half mile line on the east side of 330th Avenue. Look for the HGI Realty, Inc. signs.

Legal Description:

Southwest Quarter (SW¹/₄) of Section Twenty-Five (25), Township Twenty (20) North, Range Five (5) West of the 6th P.M., Boone County, Nebraska, EXCEPT THE FOLLOWING: A tract of land located in the Southwest Quarter of the Southwest Quarter (SW¹/₄SW¹/₄) of Section Twenty-five (25), Township Twenty (20) North, Range Five (5) West of the 6th P.M., Boone County, Nebraska, described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW¹/₄) of Section Twenty-Five (25), Township Twenty (20) North, Range Five (5) West of the 6th P.M. Boone County, Nebraska; thence NOO ⁰OO'OO"E (assumed bearing) on the West line of said SW¹/₄; 700 feet; thence S45 ⁰20'17"E, 984.09 feet to the South line of said SW¹/₄; thence S89 ⁰19'26"W on the South line of said SW¹/₄, 700 feet to the point of beginning, containing 5.624 acres, more or less.

2020 Real Estate Taxes: \$7,100.28.

General Description: This irrigated farm has excellent access by a well-maintained gravel road on the west side. Only 1.5 miles from Hwy 91. This property includes an 8" irrigation well, gearhead, and 100 hp. electric motor. The center pivot is owned by the present tenant; not included in the sale. The current tenant may consider selling the pivot. All other items of personal property are owned by the current tenant; to be removed prior to transfer of possession.

Make plans to add this productive irrigated farm to your operation.

The parcel includes 135.8 certified irrigated acres with water rights included. 8-inch irrigation well – 261 foot depth. Pumping capacity - 850 gallons/minute. Static levels – 133 feet. The well was drilled in 1993. Additional well information is available from the Nebraska Department of Natural Resources.

15.58 Acres non-irrigated cropland.

TRACT # 2 - 77.7 ACRES

Land Location: From the east edge of Albion, NE, go 5.5 miles east on Hwy 91 or 9.5 miles west of Lindsay. The farm is on the half mile line on the south side of the highway. Look for the HGI Realty, Inc. signs.

Legal Description:

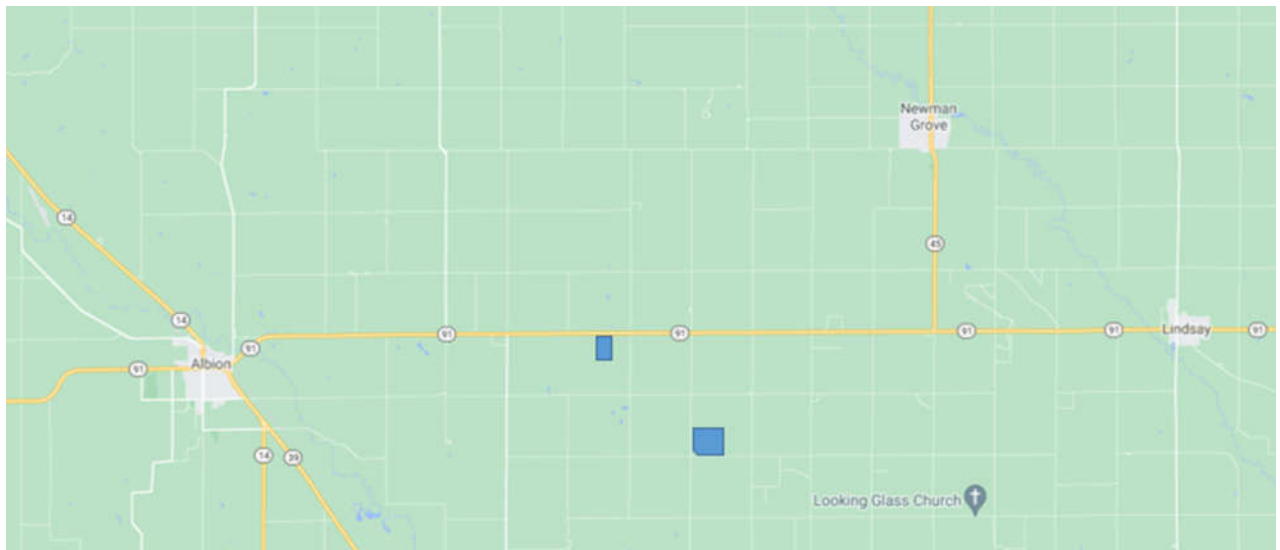
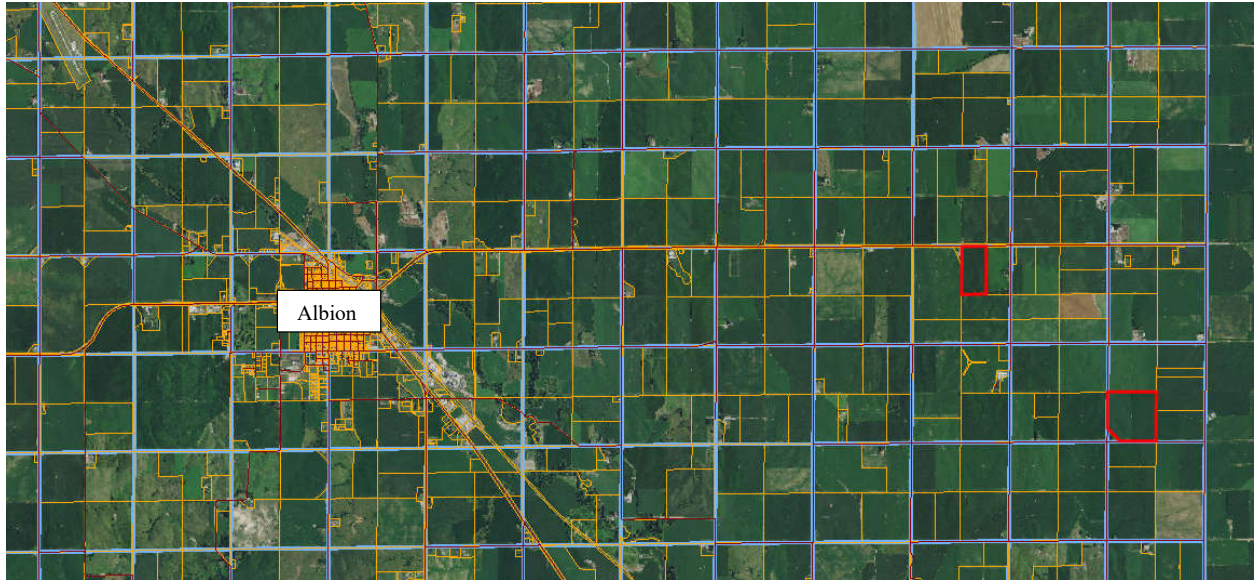
The West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section Twenty-two (22), Township Twenty (20) North, Range Five (5) West of the 6th P.M., Boone County, Nebraska.

2020 Real Estate Taxes: \$3,187.

General Description: This dryland farm has excellent access being along Hwy 91 on the north side of the farm. The property contains 72.4 acres of crop ground. This farm has irrigation potential. However, no water rights are presently in place. Consult with the Lower Loup Natural Resource District (NRD) regarding possible acquisition of water rights.

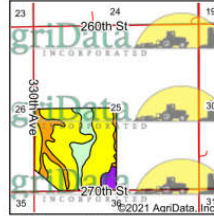
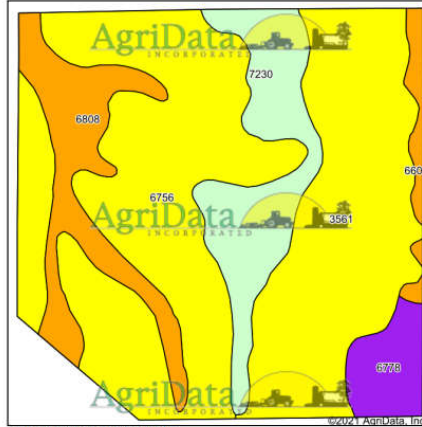
Make plans to add this productive farm to your operation.

Location Map Both Tracts



The 154 acre Tract

Soils Map



State: Nebraska
County: Boone
Location: 25-20N-5W
Township: Southeast Manchester
Acres: 150.76
Date: 9/16/2021

Map Provided By:
surety
AGRI DATA, INC. 2021 www.agridata.com

Soils data provided by USDA and NRCS.

Area Symbol: NE011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-ir Class %	ir Class %	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Oats	% NCCPI Overall	% NCCPI Corn
6756	Nora silt loam, 6 to 11 percent slopes, eroded	60.70	40.3%		IIIe	IVe	3600	64	4	5	60	110	60	100	54	63	63
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	43.27	28.7%		IIw	IIw	3315	66								79	75
7230	Alcester silty clay loam, 0 to 2 percent slopes	19.61	13.0%		I	I	3084									76	76
6808	Moody silty clay loam, 0 to 2 percent slopes	17.39	11.5%		IIe	IIe	3528	71								72	71
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	6.72	4.5%		IIIe	IVe	3350	57								68	63
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.07	2.0%		IIe	IIe	3498	73								75	76
Weighted Average							3546.6	56.9	1.6	2	24.2	44.3	24.2	40.3	21.7	%n 70.8	%n 69.2

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

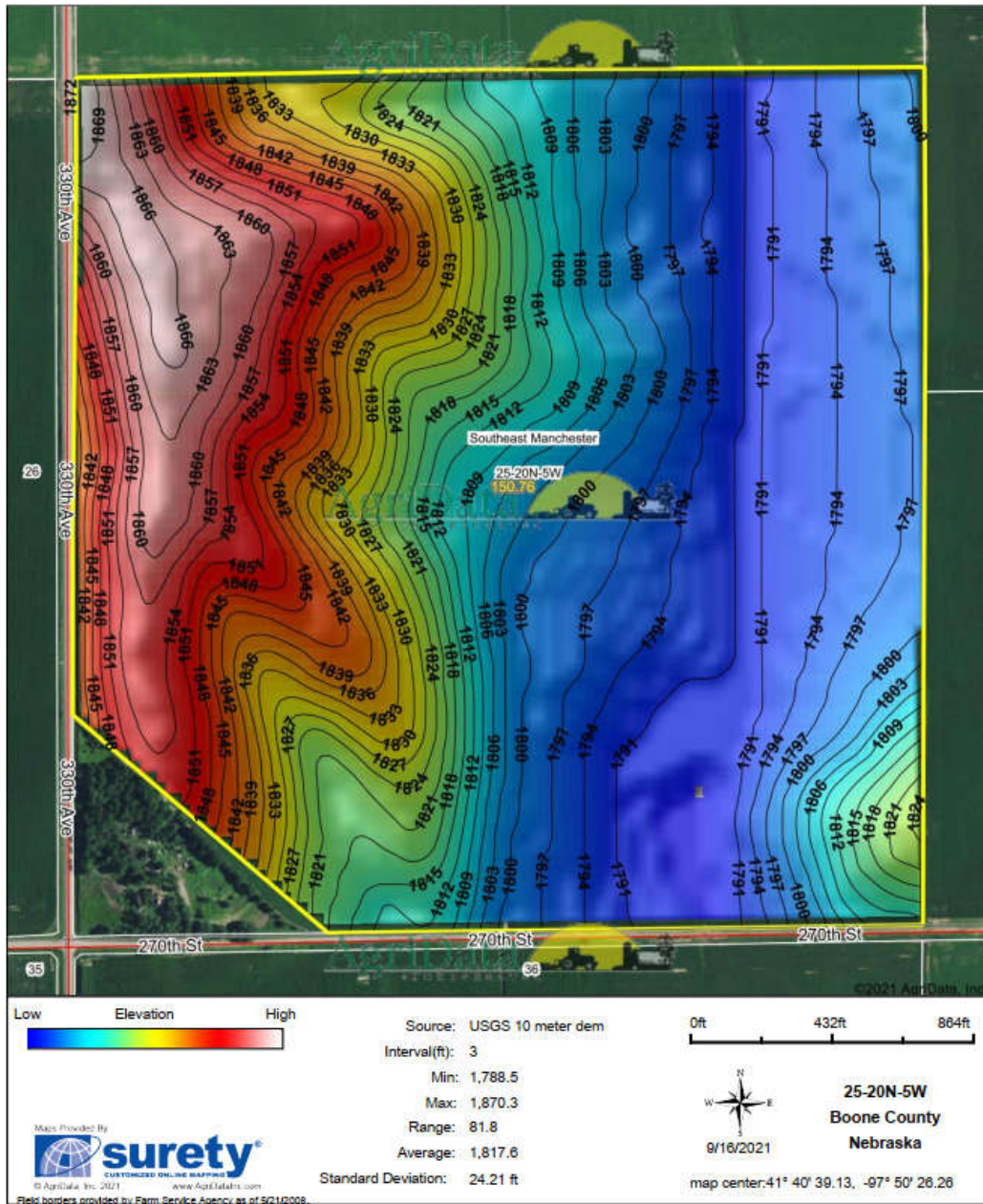
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

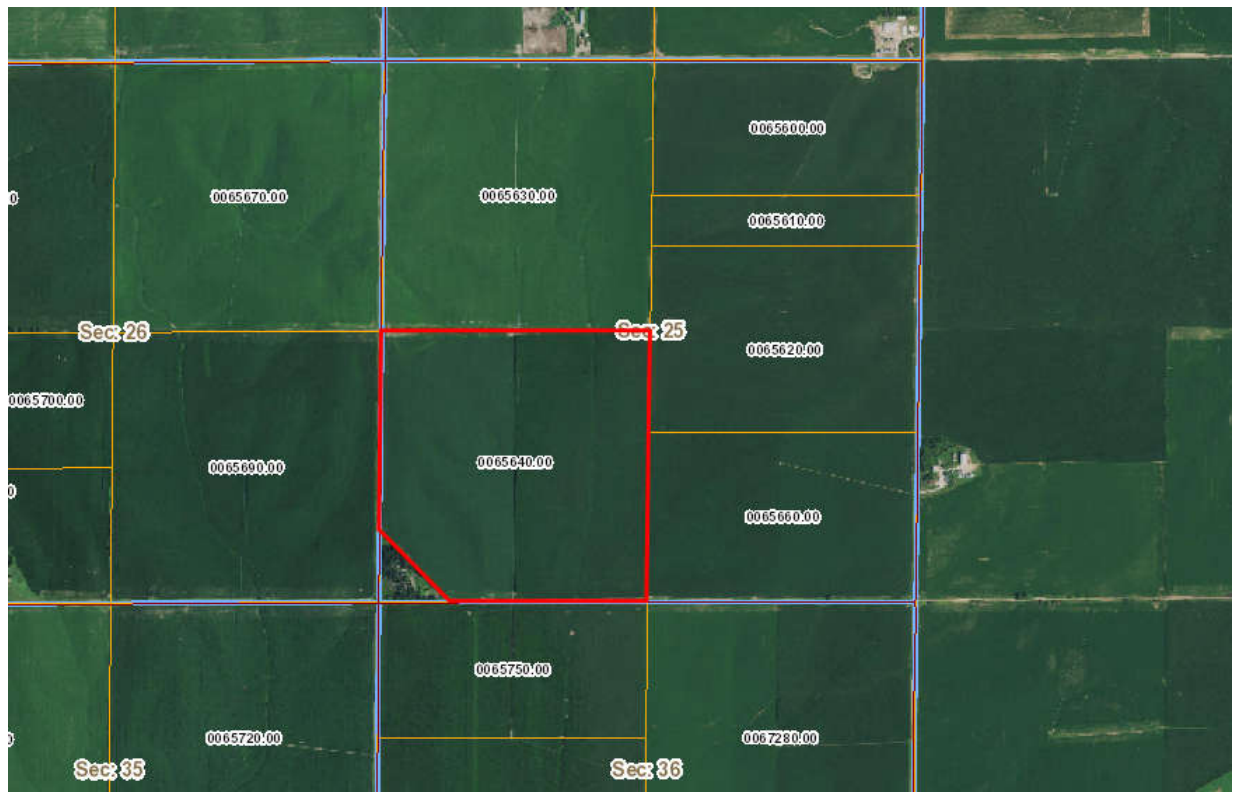
Description : SW 1/4 25 20 5
FSA Physical Location : NEBRASKA/BOONE
ANSI Physical Location : NEBRASKA/BOONE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BENTON MARK WILLIAMSON, CAROLYN ELIZABETH WILLIAMSON, TYLER STOAKES WILLIAMSON, EMMA FRANCIS MCCALLIE, KATHARINE LOUISE MCCALLIE
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
150.76	150.76	150.76	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	150.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Tract 1069 Continued ...			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	101.27	0.00	164
Soybeans	48.83	0.00	54
TOTAL	150.10	0.00	

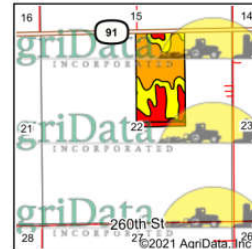
Topography Hillshade





The 77 acre Tract

Soils Map



State: Nebraska
County: Boone
Location: 22-20N-5W
Township: Southeast Manchester
Acres: 78.94
Date: 9/16/2021



Soils data provided by USDA and NRCS.

Area Symbol: NE011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c	Irr Class 'c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Oats	*n NCCPI Overall	*n NCCPI Corn
6808	Moody silty clay loam, 0 to 2 percent slopes	35.32	44.7%		Ile	Ile	3528	71								72	71
6756	Nora silt loam, 6 to 11 percent slopes, eroded	23.26	29.5%		Ile	Ive	3600	64	4	5	60	110	60	100	54	63	63
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	20.36	25.8%			Ive	2995	48								63	59
Weighted Average								3411.7	63	1.2	1.5	17.7	32.4	17.7	29.5	*n 67	*n 65.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Description : W 1/2 NE 1/4 22 20 5
FSA Physical Location : NEBRASKA/BOONE
ANSI Physical Location : NEBRASKA/BOONE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BENTON MARK WILLIAMSON, CAROLYN ELIZABETH WILLIAMSON, TYLER STOAKES WILLIAMSON, EMMA FRANCIS MCCALLIE, KATHARINE LOUISE MCCALLIE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.94	74.21	74.21	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	74.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	49.86	0.00	164
Soybeans	24.04	0.00	54
TOTAL	73.90	0.00	

Topography Hillshade

