

161[±]
ACRES
IN 1 TRACT

**WEDNESDAY,
MAY 10TH
AT 4PM**

INFORMATION BOOKLET

REGISTRATION DUE BY MAY 9TH AT NOON

Merrick County, NE

IRRIGATED LAND AUCTION

SOLT-WAGNER COMMUNITY ROOM: 1515 17TH ST, CENTRAL CITY, NE 68826



Murray Wise
ASSOCIATES LLC

800.607.6888

www.MurrayWiseAssociates.com

2 | TABLE OF CONTENTS

BROCHURE	3-5
AERIAL & SOIL MAPS	6-7
PLAT MAP	8
TAX INFORMATION	9-10
FSA INFORMATION	11-12
2023 LEASE	13
TAX PRORATION	14
IRRIGATION INFORMATION	15-16
WELL INFORMATION	17-20
PERSONAL PROPERTY TAX INFORMATION	21
PRELIMINARY TITLE COMMITMENT	22

*Call (800) 607-6888 or email calli@mwallc.com
with any questions.*

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Merrick County, NE IRRIGATED LAND AUCTION

161[±] ACRES IN 1 TRACT

161 ± Acres of productive Merrick County land with 122.7 certified irrigated acres according to Central Platte Natural Resources District, featuring primary soil types of Lex Loam, Alda Loam and Janude sandy loam. This tract is located approximately 1.5 miles east of Clarks and has road frontage along U Road and 27th Road.

AUCTION

Wednesday, May 10th at 4PM
Solt-Wagner Community Room
1515 17th Street
Central City, NE 68826

BID IN PERSON OR ONLINE!

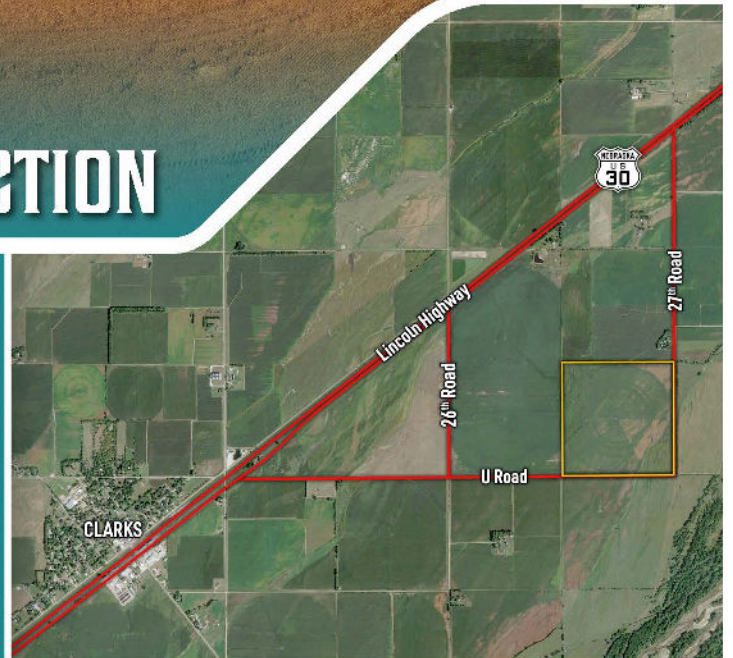
To register for online bidding, visit www.MurrayWiseAssociates.com or contact us at (800) 607-6888 or calli@mwallc.com.

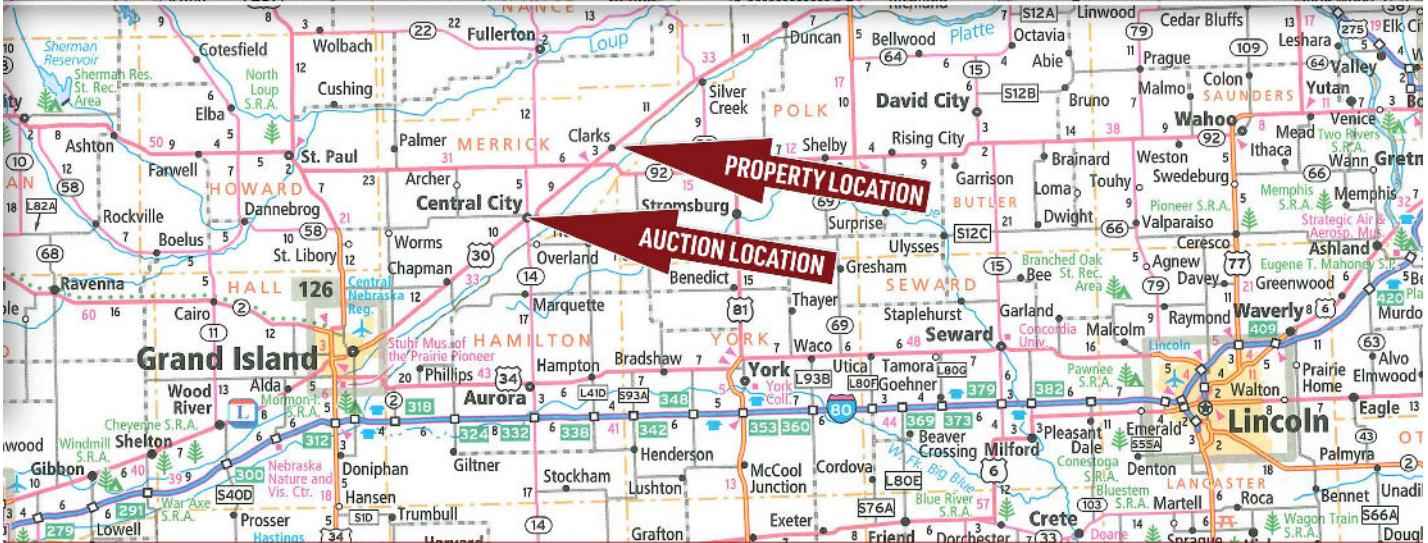
REGISTRATION DUE BY MAY 9TH AT NOON



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800.607.6888 | www.MurrayWiseAssociates.com





AUCTION TERMS & CONDITIONS

PROCEDURE: This tract will be offered in a virtual, online auction format and in-person. Both onsite bidding and online bidding will compete simultaneously. Bidding will be in dollars per acre and the final purchase price will be calculated by multiplying the high bid by taxable acreage. All tracts will be offered in a virtual online auction format and in-person. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com.

REGISTRATION: All online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon on May 9th. Once the online registration form is filled out, it will be automatically sent to Murray Wise Associates LLC for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

ACCEPTANCE OF BID PRICES: The successful high bidder will enter into a purchase agreement immediately following the close of bidding for presentation to the Seller. Final bid price is subject to approval or rejection by Seller. Seller reserves the right to accept or reject any and all bids. Upon the close of the auction the winning bidder will sign the purchase agreement in DocuSign.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment shall be made via a wire transfer as a non-refundable deposit. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

CLOSING: The closing shall take place on or before June 13, 2023.

POSSESSION: Possession will be given at closing. Farm is currently leased for the 2023 crop year. Please contact the Auction Company for more information.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & INCOME: The 2023 taxes shall be split evenly between the Seller and buyer. The most recent tax figures available will be used to determine the amount of the taxes. The 2024 calendar year taxes and beyond will be the responsibility

of the buyer. The Seller and buyer will split evenly the income from the 2023 farm leases, and the Seller will assign the remaining portion of the lease to the buyer at closing.

SURVEY: The Seller will not be providing a survey.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

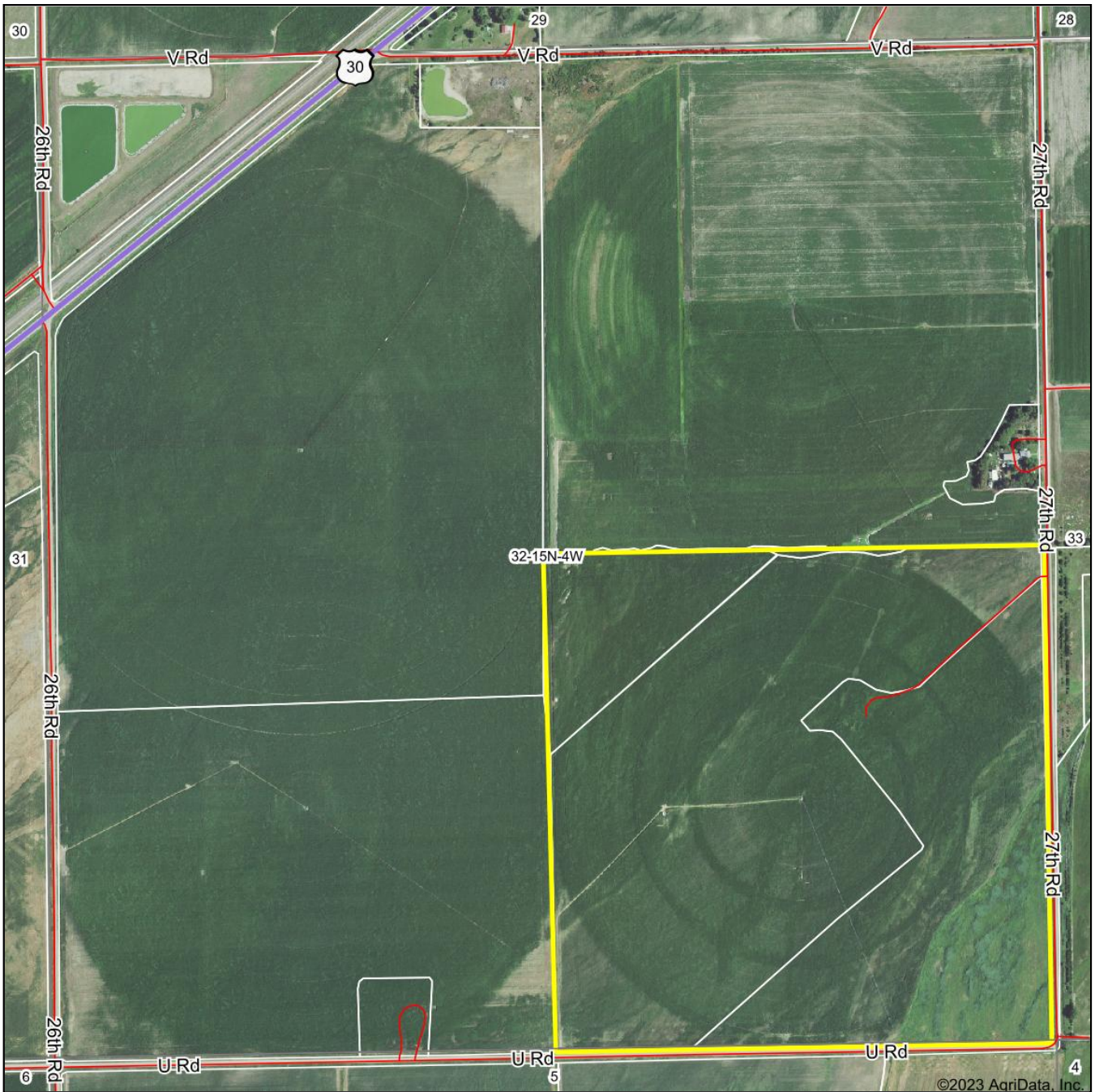
DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. 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 believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Cottonwood Valley Land LLC

6 | AERIAL MAP

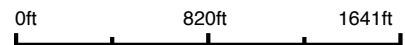
Aerial Map



©2023 AgriData, Inc.



Map Center: 41° 13' 39.57, -97° 48' 1.17



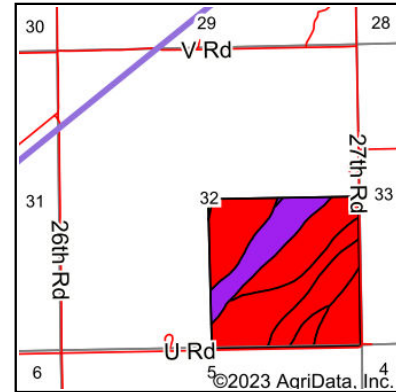
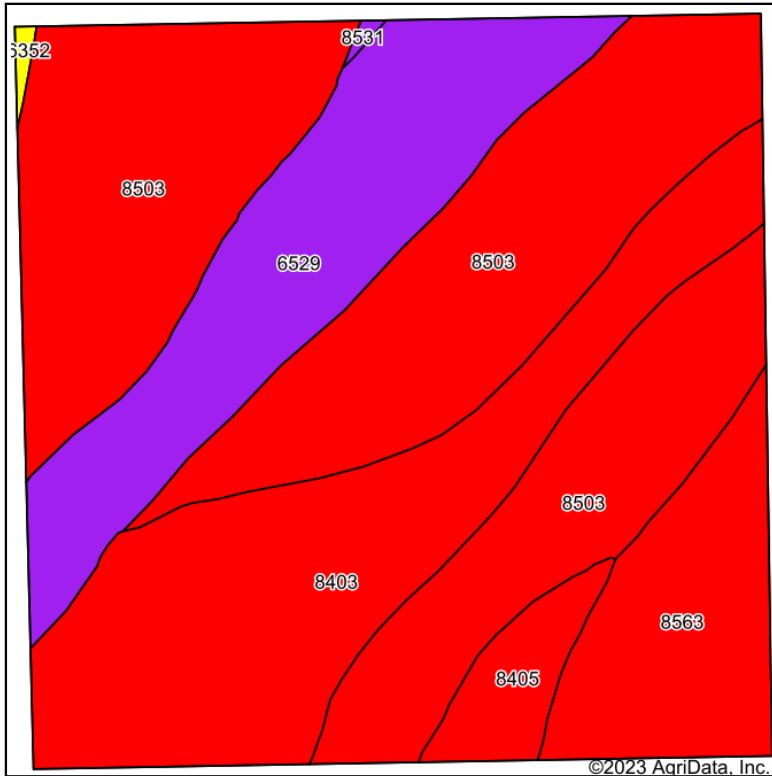
32-15N-4W
Merrick County
Nebraska



Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

Soils Map



State: **Nebraska**
 County: **Merrick**
 Location: **32-15N-4W**
 Township: **Clarksville**
 Acres: **159.18**
 Date: **3/20/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE121, Soil Area Version: 22

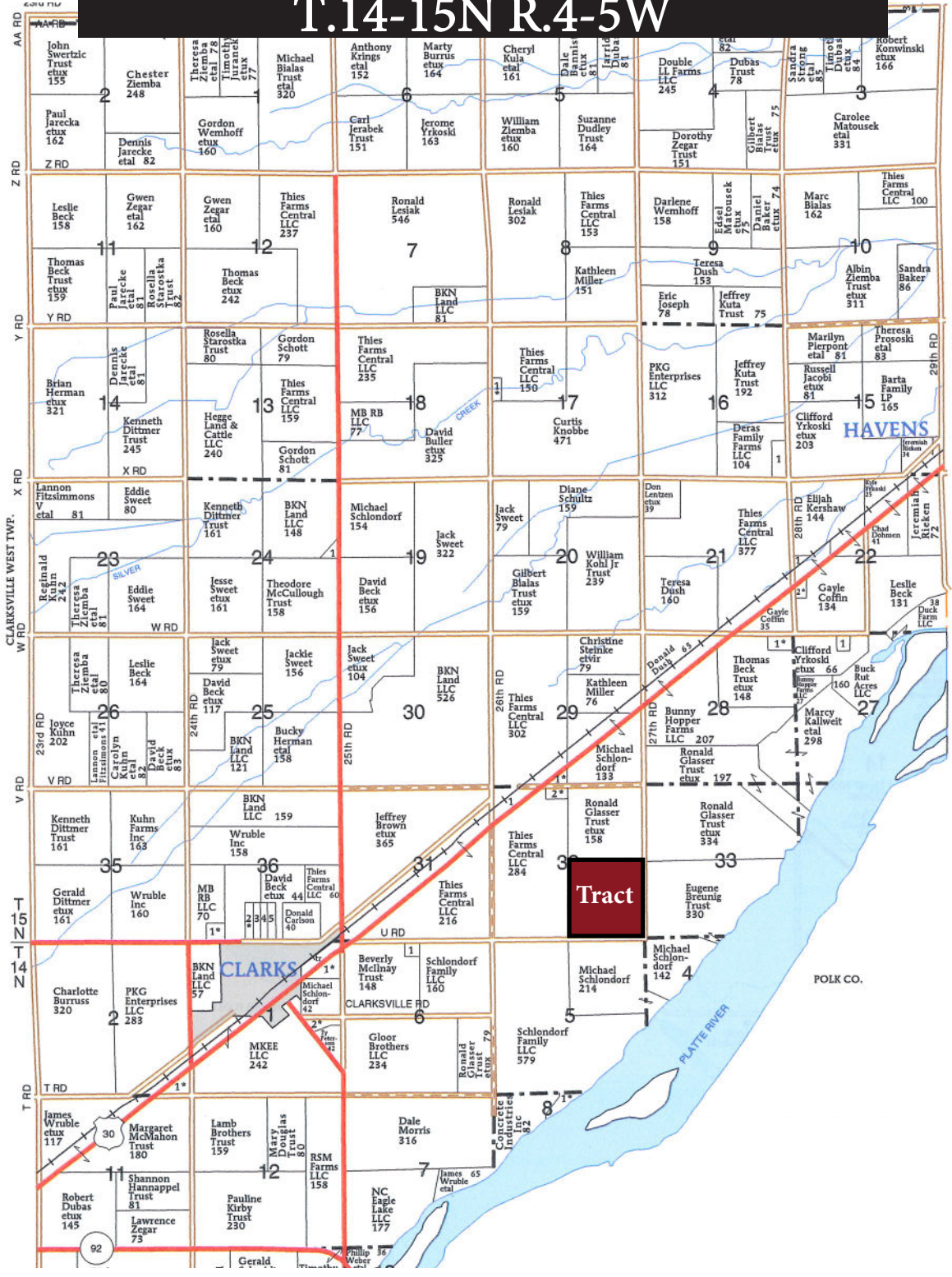
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Grain sorghum Bu	Grain sorghum Irrigated Bu	Corn Bu	Corn Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n † Soy	
8503	Lex loam, occasionally flooded	75.26	47.3%		IIIw	4851	38	3	6	74	114	64	148	31	28	31		
8403	Alda loam, occasionally flooded	35.79	22.5%		IIIw	4851	33	3	5	69	114	61	142	29	25	29		
6529	Janude sandy loam, very rarely flooded	27.31	17.2%		Ile	3000	66	3	6	75	120	75	154	55	50	46		
8563	Platte loam, occasionally flooded	15.43	9.7%		IVw	4640	32	2	3	52	81	33	94	24	24	24		
8405	Alda sandy loam, occasionally flooded	4.87	3.1%		IIIw	4851	28	3	5	59	109	55	137	33	28	26		
6352	Leshara silt loam, occasionally flooded	0.34	0.2%		IIw	5247	65	4	6	81	119	74	142	64	58	46		
8531	Novina sandy loam, rarely flooded	0.18	0.1%		IIw	5247	65	3	6	64	114	59	148	59	52	46		
Weighted Average						2.92	4514.3	40.9	2.9	5.5	70.5	111.7	61.9	142.1	*n 34.2	*n 30.8	*n 32.3	

*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.

Clarksville 'E' Township T.14-15N R.4-5W



3/18/2023

Merrick County Assessor



Parcel Information	
Parcel ID:	0000741.00
Map Number	
State Geo Code	2707-32-4-00000-000-0741
Cadastral #	C-128
Images	
Current Owner:	
Situs Address:	
Tax District:	106
School District:	HIGH PLAINS COMMUNITY 75, 72-0075
Account Type:	Agricultural
Legal Description:	32 15 4 SE1/4 8-75CLX CXFD
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A
Title Book/Page	A43/502

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2022	\$571,675	\$571,675	\$0	\$0
2021	\$557,410	\$557,410	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2022	\$5,200.62	1.037605
2021	\$5,144.12	1.051909

2022 Tax Levy	
Description	Rate
ESU 7	0.01500000
HIGH PLAINS COMMUNITY 75	0.65073800
COUNTY	0.22755500
CLARKS FIRE DISTRICT	0.01519000
CLARKSVILLE TWP	0.00951200
CENTRAL PLATTE NRD	0.02344000
CENTRAL COMM COLLEGE	0.09027200
AG SOCIETY	0.00589800

10 | TAX INFORMATION



3/18/2023

Merrick County Assessor

Agricultural Land Information					
Soil Symbol	Landuse	LVG	Unit Value	Acres	Total Value
6529	DRY	1D	\$2,575.00	2.770	\$7,135.00
8403	DRY	3D1	\$2,175.00	8.320	\$18,095.00
8405	DRY	3D1	\$2,175.00	0.470	\$1,020.00
8503	DRY	3D1	\$2,175.00	6.560	\$14,270.00
8563	DRY	3D	\$2,075.00	0.310	\$645.00
6352	GRAS	1G1	\$1,825.00	0.180	\$330.00
8503	GRAS	1G1	\$1,825.00	8.830	\$16,115.00
8563	GRAS	1G1	\$1,825.00	7.560	\$13,795.00
6529	IRRG	1A	\$4,600.00	24.650	\$113,390.00
8403	IRRG	2A	\$4,100.00	27.130	\$111,235.00
8405	IRRG	2A	\$4,100.00	4.300	\$17,630.00
8503	IRRG	2A	\$4,100.00	59.490	\$243,910.00
8531	IRRG	2A1	\$4,300.00	0.200	\$860.00
8563	IRRG	3A	\$3,800.00	6.990	\$26,560.00
ROAD	ROAD	ROAD	\$0.00	3.990	\$0.00
Total:				161.75	\$584,990.00

Sales Information				
Sale Date	Sale Price	Book & Page	Grantor	Parcel Ids

Property Classification			
Status:	Unimproved	Location:	Rural
Property Class:	Agricultural	City Size:	No Population
Zoning:	Agricultural	Lot Size:	40.01-160.00 ac.

NEBRASKA
 BUTLER
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8306
 Prepared : 3/20/23 1:15 PM CST
 Crop Year : 2023

Tract Number	: 5937
Description	: SE 32-15-4
FSA Physical Location	: NEBRASKA/MERRICK
ANSI Physical Location	: NEBRASKA/MERRICK
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	:
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.11	157.83	157.83	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	157.83	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	87.90	0.00	148
TOTAL	87.90	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Butler County, Nebraska



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

2022 NAIP Ortho Imagery

2023 Program Year

Map Created December 13, 2022

Farm 8306

32-15-4W

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Wetland Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Butler County is FSA Control County - Farm is located in Merrick County

Contact MWA
for more information

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with any questions.*

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Tract	Certified Irrigated Acres	FSA Cropland Acres
1	122.7	157.83

Certified by the Central Platte Natural Resource District

Supporting Documents:

[File 1](#)

[File 2](#)

[File 3](#)

16 | IRRIGATION EQUIPMENT

Pivot Number	Type	Model	Rotation	Spans	Serial #	Year	Length	Location
1	Zimmatic			7				SW 1/4 SE 1/4 32-15N-4W

Pump Number	Type	Size	Model	Serial #	Pump	Pump HP	Model #	Serial #	Pump Dept	STR	Pivot #	Permit #
1		6	Valdor	10C151W373	Western Land Roller	25			60			G-019343
2	Submersible	6										G-172238

This information was provided by the seller, and is believed to be accurate, but no liability for accuracy, errors or omissions is assumed by Murray Wise Associates LLC.

Well Permit	Well ID	GPM	Static Level (ft)	Pumping Level (ft)	Year Drilled	Pump Diameter (in)	Pump Depth (ft)	Well Depth (ft)
G-019343 - Inactive	25458	500	10	--	1950	6	--	63
G-019343	177014	60	7.5	49	2006	6	50	60
G-172238	231302	600	10	50	2014	6	55	60

This information was obtained from the Nebraska Department of Natural Resources.

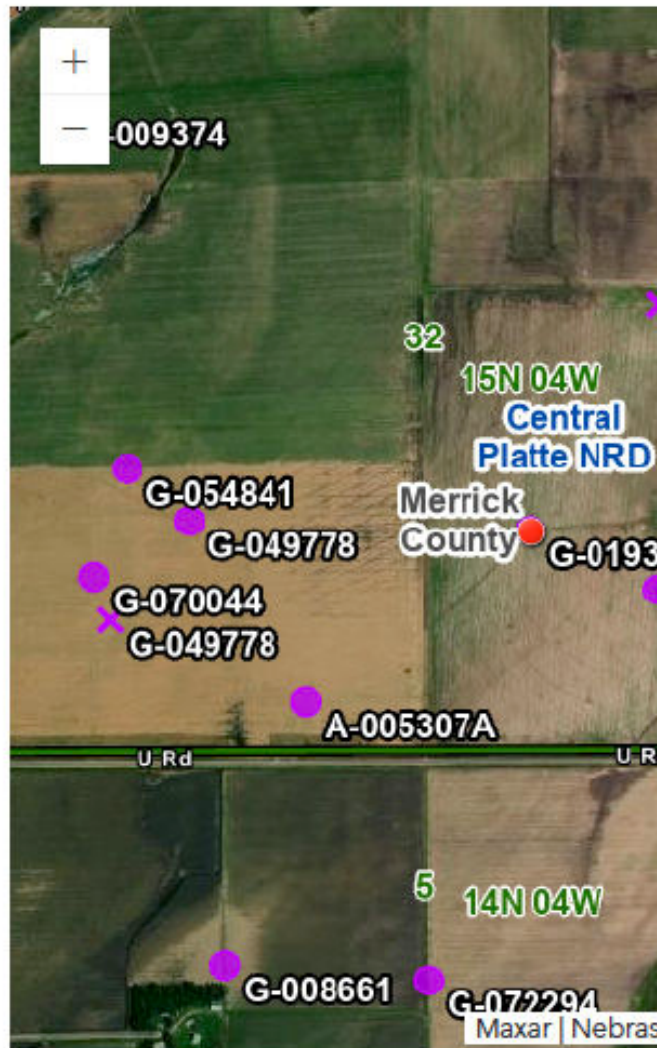
18 | WELL INFORMATION - G-019343 (INACTIVE)

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-019343 WellID: 25458 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans? referenceId=25458)	I - Irrigation X - Decommissioned Well	Merrick Central Platte 15N 4W 32 NESE 2500S 1310E	5/1/1950 1/15/1959 11/1/2006 ---	35 500 gpm 10 ft --- PRO - Single Project	6 in --- 63 ft



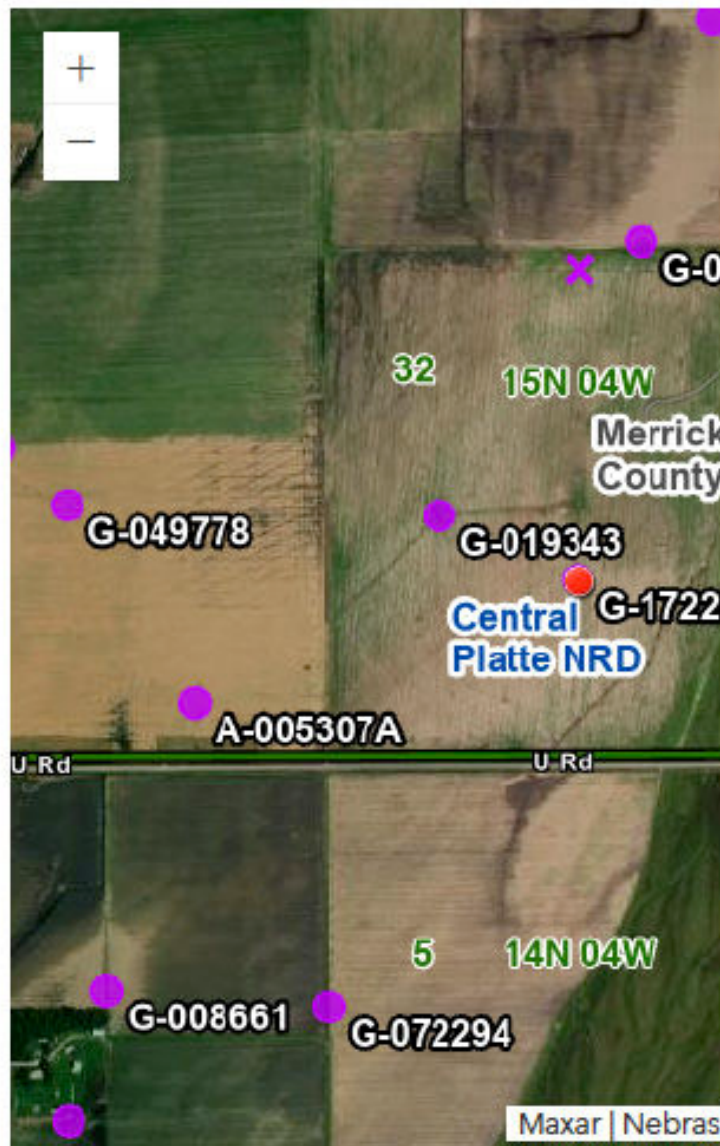
WELL INFORMATION - G-019343 | 19

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filling Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-019343 WellID: 177014 6106023 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=177014)	I - Irrigation A - Active Registered Well	Merrick Central Platte 15N 4W 32 SWSE 41° 13' 25.680° -97° 47' 53.160°	6/18/2006 8/10/2006 1 115221584018253 39188	88.1 60 gpm 7.5 ft 49 ft PRO - Single Project	6 in 50 ft 60 ft



20 | WELL INFORMATION - G-172238

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filling Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-172238 WellID: 231302 6114038 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=231302)	I - Irrigation A - Active Registered Well	Merrick Central Platte 15N 4W 32 SESE 41° 13' 22.400" -97° 47' 43.800"	5/7/2014 5/19/2014 14004482345557 39188	119 600 gpm 10 ft 50 ft PRO - Single Project	6 in 55 ft 60 ft



[Personal Property Tax Return](#)

Preliminary Title Commitment