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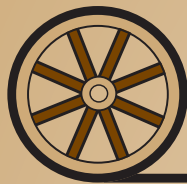
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*More Details
Online!*



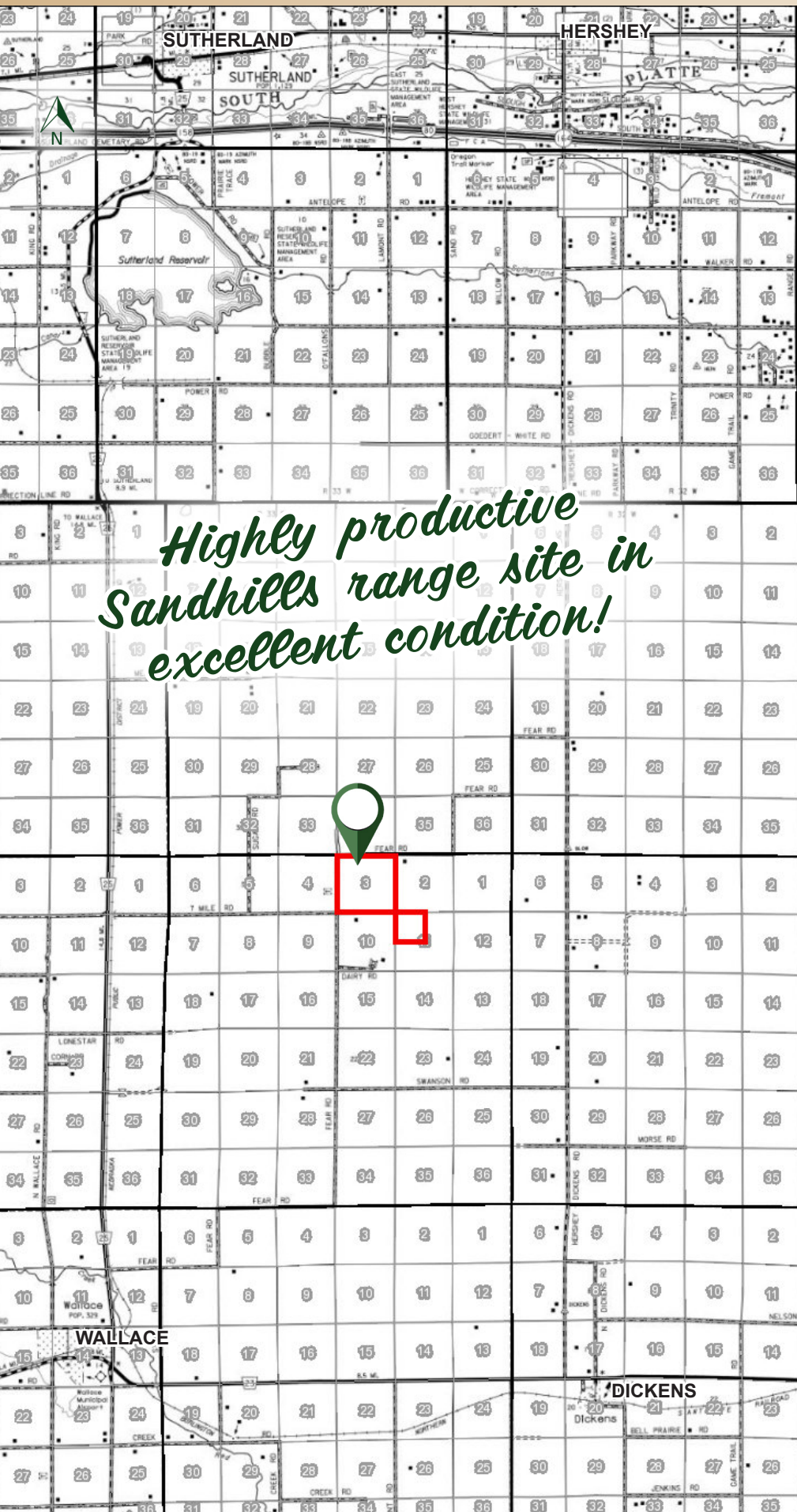
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Providing Farm & Ranch Real Estate Services

North Platte, NE • AgriAffiliates.com • 308.534.9240

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*Highly productive
Sandhills range site in
excellent condition!*



SELLERS

Sister Shirley Ann Simmons Irrevocable Trust,
Shari Kraus, Trustee

PROCEDURES

Absolute Real Estate Auction for Sister Shirley Ann Simmons Irrevocable Trust, Shari Kraus, Trustee. Property will be offered in one parcel. Purchase agreement and title insurance commitment are available prior to the Auction. Announcements day of Auction take precedence over all printed or oral statements.

TERMS & CONDITIONS

TERMS: This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. Online buyer must wire 15% earnest deposit within 24 hours of completion of the auction. The balance of the purchase price is payable in certified funds at Closing, on or before March 5, 2025. There is no contingency for financing. Sellers to convey title by Trustee's Deeds; with Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by seller/ buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in "as-is" condition. No warranty is expressed or implied as to the adequacy of any portion of the property.

INTERNET BIDDING: To participate in an Agri Affiliates auction, you must create or sign in to a bidder account via our online bidding portal at AgriAffiliates.com. For final approval as an online bidder, you must complete a required phone interview with Agri Affiliates and provide bank reference information, if requested. Your final approval as a bidder must be **completed 48 hours prior to the Auction**.

VIEWING THE AUCTION: Viewing the auction can be done in three ways. 1) In-person at the designated location, 2) Watching via live auction stream directly on our website or bidding portal app (no sign-in required), or 3) Broadcasted live on our Facebook page.



MORE DETAILS INSIDE!

ABSOLUTE AUCTION!

803.56 ± Total acres of productive Sandhills rangeland.
Lincoln County, Nebraska

AGRIAFFILIATES.COM



ABSOLUTE AUCTION

THURSDAY • FEBRUARY 6th, 2025

1:00 PM (CST) | Lincoln County Fairgrounds

5015 Rodeo Road | North Platte, NE

(Alternate Snow Date: February 19, 2025)

Simmons Range

803 ± ACRES | LINCOLN COUNTY, NEBRASKA

PROPERTY INFORMATION

LEGAL DESCRIPTION:	All of Section 3 & NW1/4 Section 11, Township 11 North, Range 33 West of the 6th P.M. in Lincoln County, Nebraska.
LOCATION & ACCESS:	From Hershey: 12 miles South on Hershey-Dickens Road and 6 miles West on Fear Road. From Wallace: 8 Miles North on Highway 25 and 4 miles East on 7 Mile Rd.
ACRES & TAXES:	803.56 Tax-assessed Acres. 2023 Taxes payable in 2024: \$5,929.88
LAND USE:	Rangeland used for summer grazing.
SOILS:	Predominantly class VI soils in Valent sand.
MINERALS:	Any owned oil, gas, and mineral rights pass to Buyer. Amount of minerals owned is unknown.
USDA - FSA INFO:	No base acres associated with the property.
PERSONAL PROPERTY:	All fences, stock tanks, windmill, and one submersible pump.
POSSESSION & CLOSING:	Full possession at Closing, to be held on or before March 5, 2025.

AERIAL MAP

