

# HEIRS TO HAZEL CROSS AUCTION DUE DILIGENCE PACKET

## CROSS FARM ONLINE & LIVE LAND AUCTION

**280+/- Acres - 3 Tracts – No Combinations  
Gosper County, Nebraska**

**March 16, 8:00 am (Online Bidding Opens)**

**March 17, (Live & Online) 1:30 pm**

**Ella Missing Center, 411 6th St, Arapahoe NE**

**RESERVE AUCTION: SELLERS RESERVE RIGHT TO ACCEPT OR REJECT  
ANY OR ALL BIDS.**



**AgTeam  
Land Brokers**

**PO Box 699, 2802 Plum Creek Pkwy, Ste E, Lexington, NE 68850**

**Richard Dawson, Owner/Broker, Ranch Specialist 308.325.0839**

**Nick Zerr, Auctioneer Gove KS 785.673.6424**

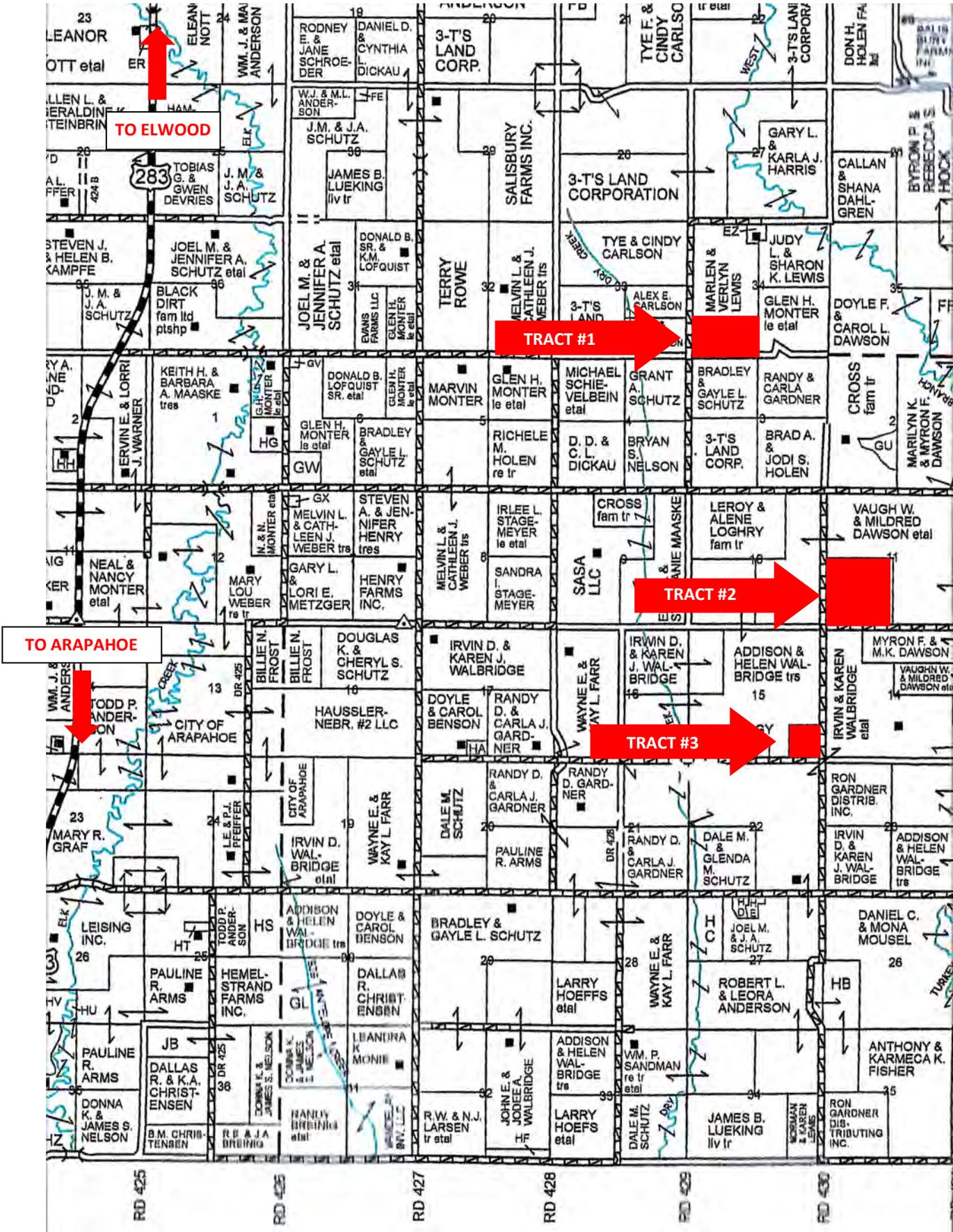
**Troy ten Bensel, Farm Specialist, Arapahoe, NE 308.962.6528**

**Kelly "Kudd" Gydesen, Farm Specialist, Elwood, NE 308.325.6983**

**FSA & Soil Maps, Photos, Well Data, & Information Available:**

**[www.UCagteamland.com](http://www.UCagteamland.com)**

# GOSPER COUNTY PLAT



# CROSS FARM ONLINE & LIVE LAND AUCTION

280+/- Acres - 3 Tracts – No Combinations

Gosper County, Nebraska

March 16, 8:00 am (Online Bidding Opens)

March 17, (Live & Online) 1:30 pm

Ella Missing Center, 411 6th St, Arapahoe NE

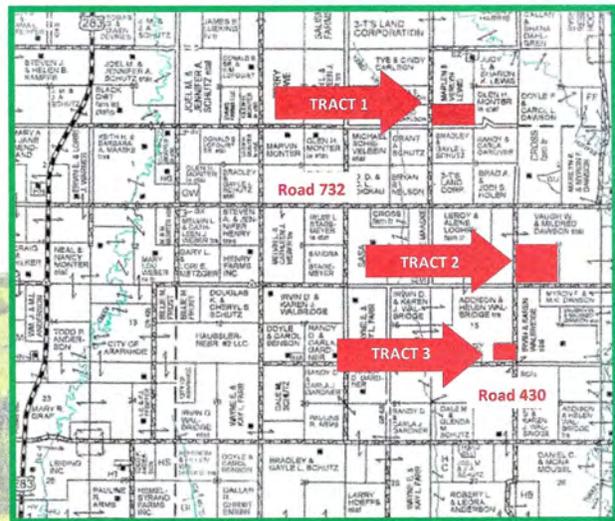
Seller: Heirs of Hazel Cross



TRACT 2

TRACT 1

TRACT 3



FEATURES: Dryland & Irrigated (CREP) Cropland, Mature Shelter Belt, & Grass and Timbered Canyon Wildlife Habitat. Potential for Pivot Irrigation, Organic Farming or Water Transfer. Exceptional Pheasant, Quail & Trophy Deer Hunting. Attractive Rate of Return.



AgTeam  
Land Brokers

FOR MORE INFORMATION, SHOWING,  
OR TO REGISTER AS A BIDDER:

Richard Dawson, Broker, 308-325-0839

Nick Zerr, Auctioneer & Auction Manager, 785-673-6424

Troy tenBensel, Listing Agent, 308-962-6528

Kelly "Kudd" Gydesen, Sales Associate, 308-325-6983

UNITED COUNTRY AGTEAM LAND BROKERS

2802 Plum Creek Parkway, Ste E, Lexington, NE

800.785.2528

[www.UCagteamlnd.com](http://www.UCagteamlnd.com)

# TRACT 1

**TRACT 1:** S1/2 OF SW1/4, Section 34, T-6-N, R-22-W. Gosper County, NE  
80 +/- Acres.

**Location & Access:** Approximately 9 miles north of Arapahoe or 10 miles south of Elwood on Hwy 283, 4.5 miles east on Road 732, then 1 mile north to Southwest corner of tract.

**Land Use:** 14.4 acres of dryland cropland. Approximately 21.16 acres of wildlife habitat with deer, pheasant, and quail. 42.13 Acres CREP, currently enrolled in a new 10-Year CREP contract with a payment of \$235 per acre, \$9,903 annual CREP payment. Contract can be terminated if Buyer desires.

**Well Information:** 43.02 acres Certified Irrigated Acres within the Tri-Basin NRD, Turkey Creek Precinct, no pumping restrictions. Well registration G-036059, Drilled 10/8/1971, registered 1800 gpm, 11-inch column, pump depth 289 feet.

**FSA Info:** DCP Cropland 56.54 acres. Wheat base acres 0 with 14.8 CRP reduction acres of 14.80 acres, Corn base 14.4 acres with 10 Acres CRP reduction acres of corn with Corn PLC Yield 125, Grain Sorghum Base acres of 0 with 16.90 acres CRP reduction acres of Grain Sorghum.

**2021 Real Estate Taxes:** \$2,474.28

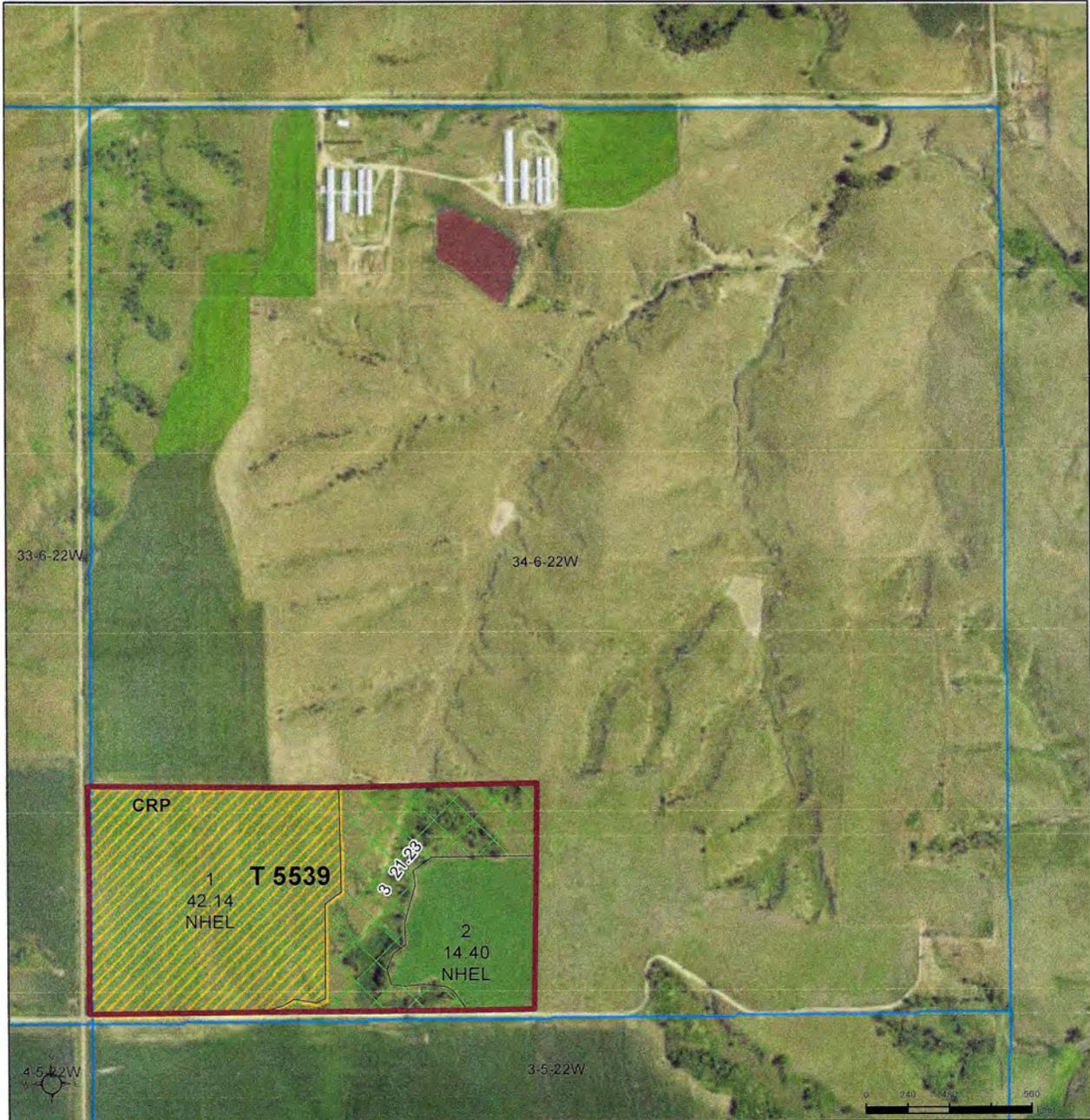
**Possession on All Tracts:** Full and immediate possession upon payment of earnest money deposit.

# TRACT 1



Furnas County, Nebraska

Farm 5491



**Common Land Unit**

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

2020 NAIP Ortho Imagery

2022 Program Year  
Map Created October 04, 2021

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

**34-6-22W**

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).

63.18  
AC.



42.14  
**ACRES CREP**

42.14  
AC.

**TRACT 1**

21.23  
AC

21.23  
AC.

14.4  
**14.4 AC**  
AC.

# TRACT 1 SOILS MAP

**CROSS AUCTION**  
Gosper County, Nebraska, 280 AC +/-

# 1

United County Real Estate AgTeam Land Brokers



Well Boundary

**RICHARD DAWSON**  
P: 308-325-0839    www.agteamlnd.com    Lexington NE

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# TRACT 1 SOILS LEGEND

Boundary 81.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	46.72	57.63	0	78	2e
2830	Uly-Coly silt loams, 11 to 30 percent slopes	20.68	25.51	0	64	6e
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	11.73	14.47	0	67	3e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	1.93	2.38	0	57	4e
TOTALS		81.07(*)	100%	-	72.33	3.21

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

# TRACT 1 REGISTERED IRRIGATION WELL

2/19/22, 7:03 PM

State of Nebraska DNR

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	Owner's Name Owner's ID Address
<b>G-036059</b> WellID: 43171 <a href="#">View Details</a> <a href="#">View Scans</a>	<b>I</b> <b>A</b>	<b>Gosper</b> Tri-Basin 6N 22W 34 SWSW 1305S 800W <a href="#">Map It</a>	<b>10/8/1971</b> 2/2/1972	<b>170</b> 1800 gpm 181 ft 238 ft PRO	<b>11 in</b> --- 289 ft	<b>Hazel Cross</b> OwnerID: 77677 PO Box 448 Arapahoe NE 68922

## TRACT 2

**TRACT 2:** SW 1/4,, Section 11, T-5-N, R-22-W. Gosper County, Nebraska. 160 +/- Acres.

**Access:** Major county gravel Road 430 along west boundary and Road 730 along south boundary.

**Land Use:** 113.37 certified irrigated acres with 95.81 Acres CREP, currently enrolled in a new 10-year CREP contract with a payment of \$235 per acre with a \$22,515 annual payment. Again, this contract can be terminated by Buyer. 16.44 acres of dryland cropland. 27.77 acres mature tree shelter belt and wildlife habitat. Historically known for trophy whitetail.

**Well Information:** 113.37 acres Certified Irrigated Acres within the Tri-Basin NRD, Union Precinct. If taken out of CREP it would be in year 2 of the 3-year water allotment. This tract would have 9 inches of water available on 113.37 certified acres for crop years 2022 and 2023 plus 9 inches per acre on 17.56 certified acres that had no pumping for the 2021 crop year. Well registration G-027856, Drilled 5/16/1967, registered 1100 gpm, 8-inch column, pump depth 320 feet. Natural gas was previously used for power unit.

Old stock well with electric submersible in northwest corner. Old shed.

**FSA Info:** DCP Cropland 129.81 acres. Wheat base 6.40 acres with 15.0 CRP reduction acres of 14.80 acres wheat, PLC Yield 40; Corn base 18.3 acres with 64.7 Acres CRP re-duction acres of corn with Corn PLC Yield 125; Grain Sorghum Base 9.3 acres with 15 acres CRP reduction acres with Grain Sorghum PLC Yield 62.

**2021 Real Estate Taxes:** \$5,706.

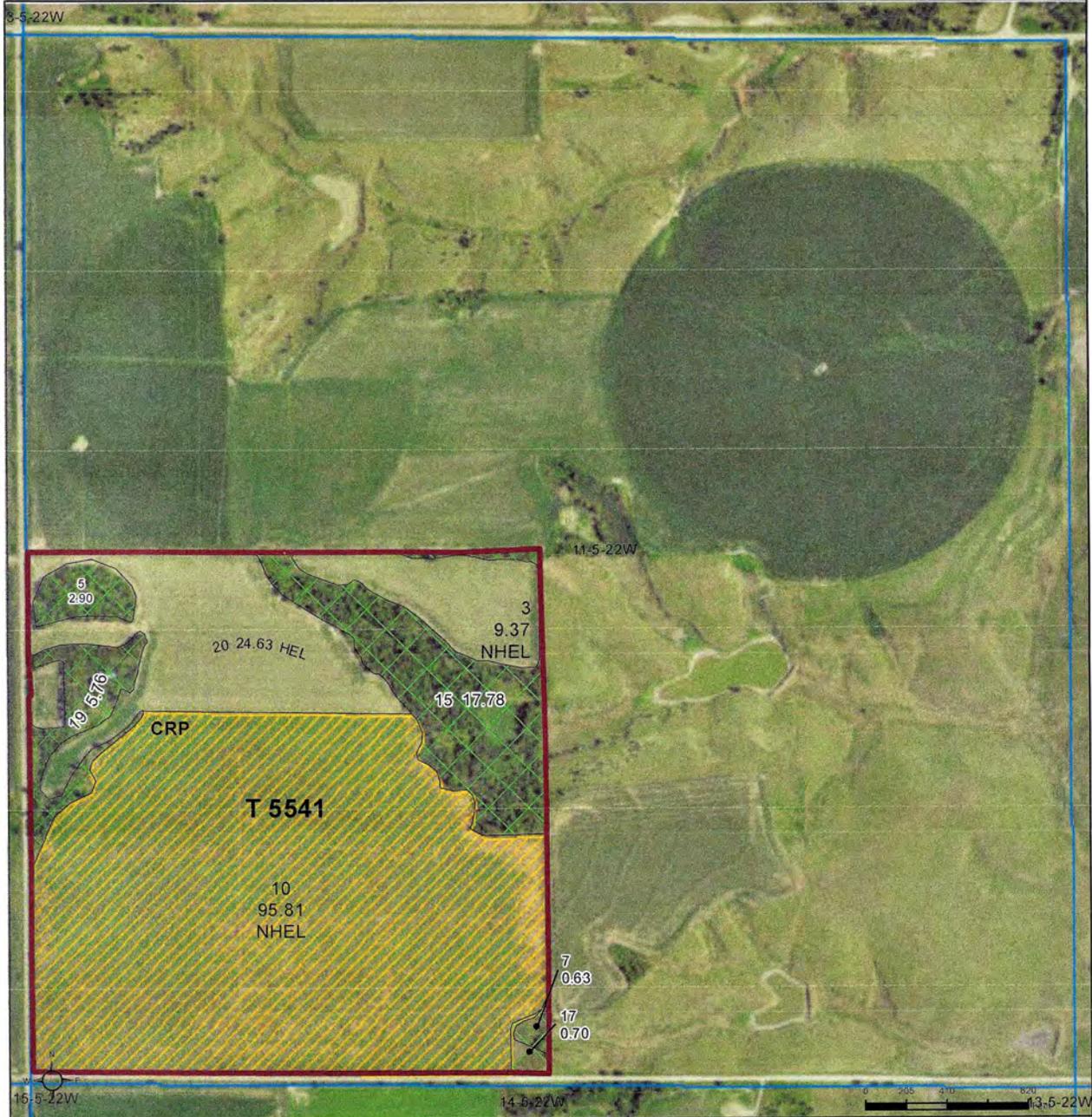
# TRACT 2



United States  
Department of  
Agriculture

Furnas County, Nebraska

Farm 5491



2020 NAIP Ortho Imagery

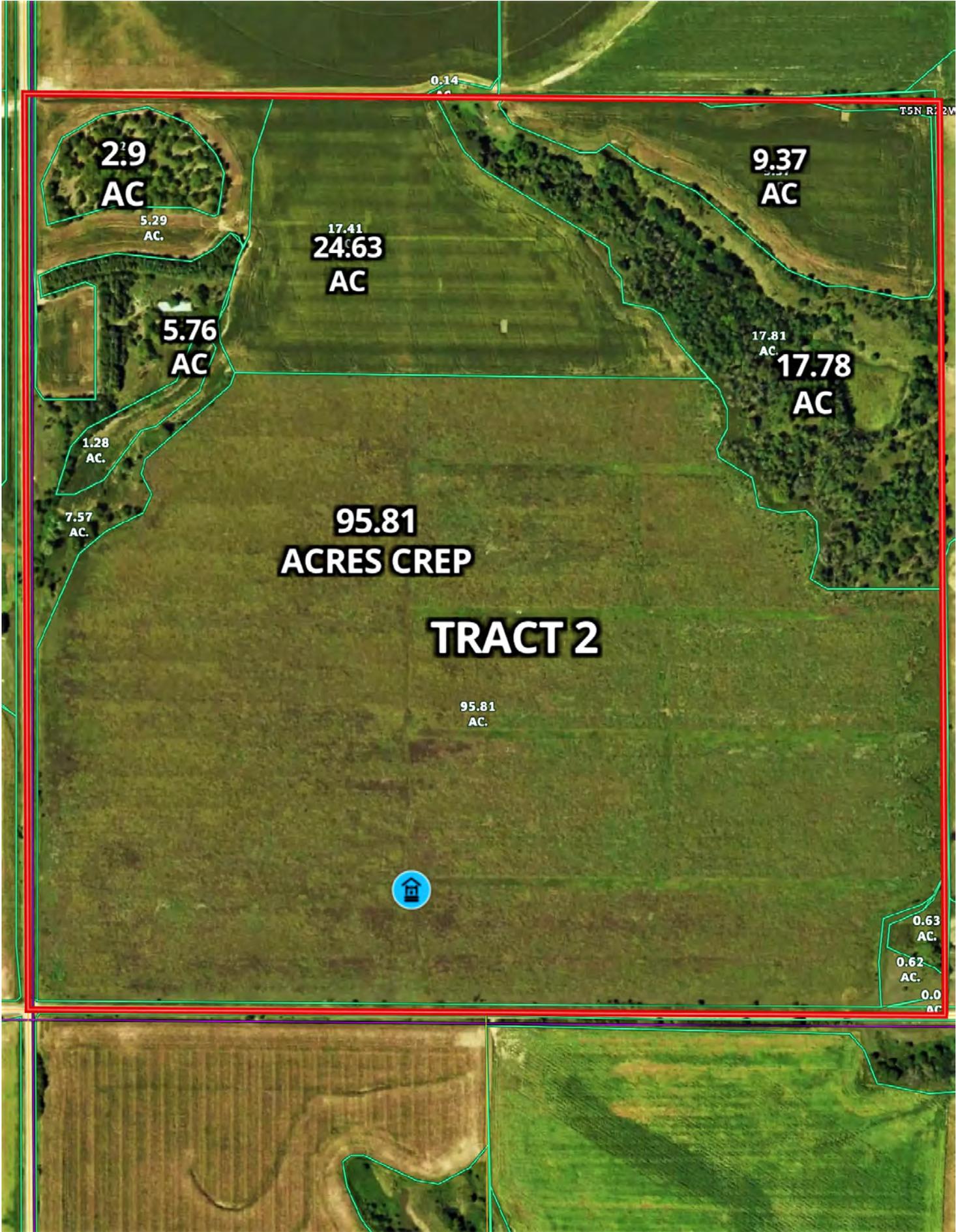
2022 Program Year  
Map Created October 04, 2021

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

11-5-22W

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).



**2.9  
AC**

5.29  
AC.

17.41  
**24.63  
AC**

0.14  
AC

**9.37  
AC**

T5N R22W

**5.76  
AC**

17.81  
AC.

**17.78  
AC**

1.28  
AC.

7.57  
AC.

**95.81  
ACRES CREP**

**TRACT 2**

95.81  
AC.



0.63  
AC.

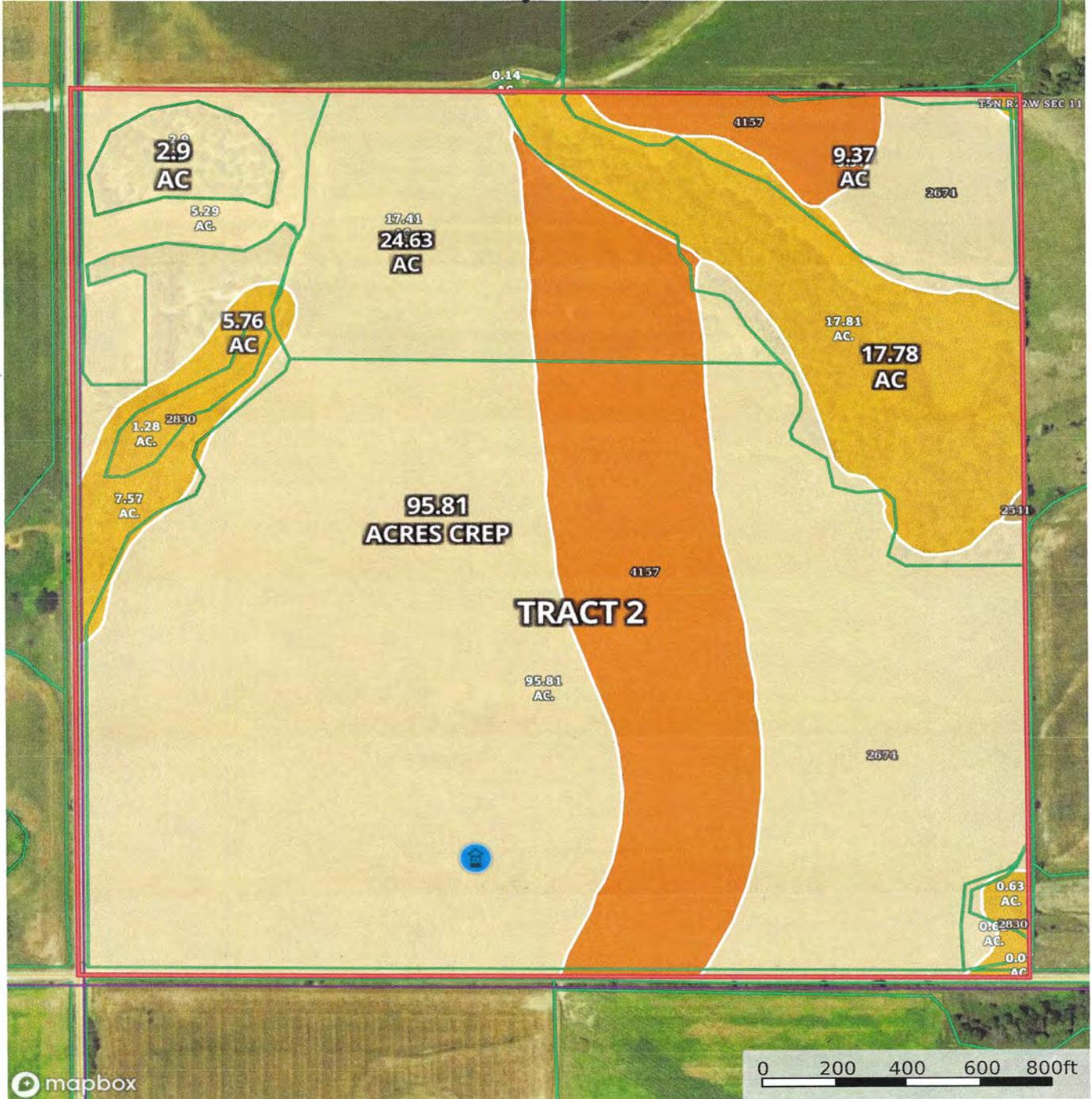
0.62  
AC.

0.0  
AC

# TRACT 2 SOILS MAP

CROSS AUCTION  
Gosper County, Nebraska, 280 AC +/-

#2



RICHARD DAWSON  
P: 308-325-0839    www.agteamlnd.com    Lexington NE

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# TRACT 2 SOILS LEGEND

Boundary 159.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	110.4 3	69.17	0	78	2e
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	27.1	16.98	0	67	3e
2830	Uly-Coly silt loams, 11 to 30 percent slopes	22.02	13.79	0	64	6e
2541	Coly silt loam, 11 to 17 percent slopes, eroded	0.09	0.06	0	50	6e
TOTALS		159.6 4(*)	100%	-	74.19	2.72

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

# TRACT 2 IRRIGATION WELL REGISTRATION

## REGISTERED GROUNDWATER WELLS DATA RETRIEVAL Search Results Maximum 100 Per Page

Note:

Information on Public Water Supply Wells is not available through this interface. Contact the Department of Natural Resources (Data Bank) at 402-471-2363 for more information. All registration documentation for water wells registered after January 1, 1969, except Public Water Supply wells, are now available.

Due to possibility of a well being in more than one series, an individual well might be listed more than once.

2 Records Found

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	Owner's Name Owner's ID Address
G-027856 WellID: 34555 <a href="#">View Details</a> <a href="#">View Scans</a>	I A	Gosper Tri-Basin 5N 22W 11 SWSW 3005 1150W <a href="#">Map It</a>	5/16/1967 8/23/1967	160 1100 gpm 140 ft 290 ft PRO	8 in — 320 ft	Hazel Cross OwnerID: 77677 PO Box 448 Arapahoe NE 68922

# TRACT 3

**TRACT 3:** SE 1/4 SE 1/4 Section 15, T-5, R-22, 40 +/- Acres. D  
CP Cropland 33.83 acres dryland cropland. 5.76 acres wildlife habitat.  
FSA INFO: Corn base 33.8 acres with Corn PLC Yield 125.

**2021 Real Estate Taxes: \$704.48**

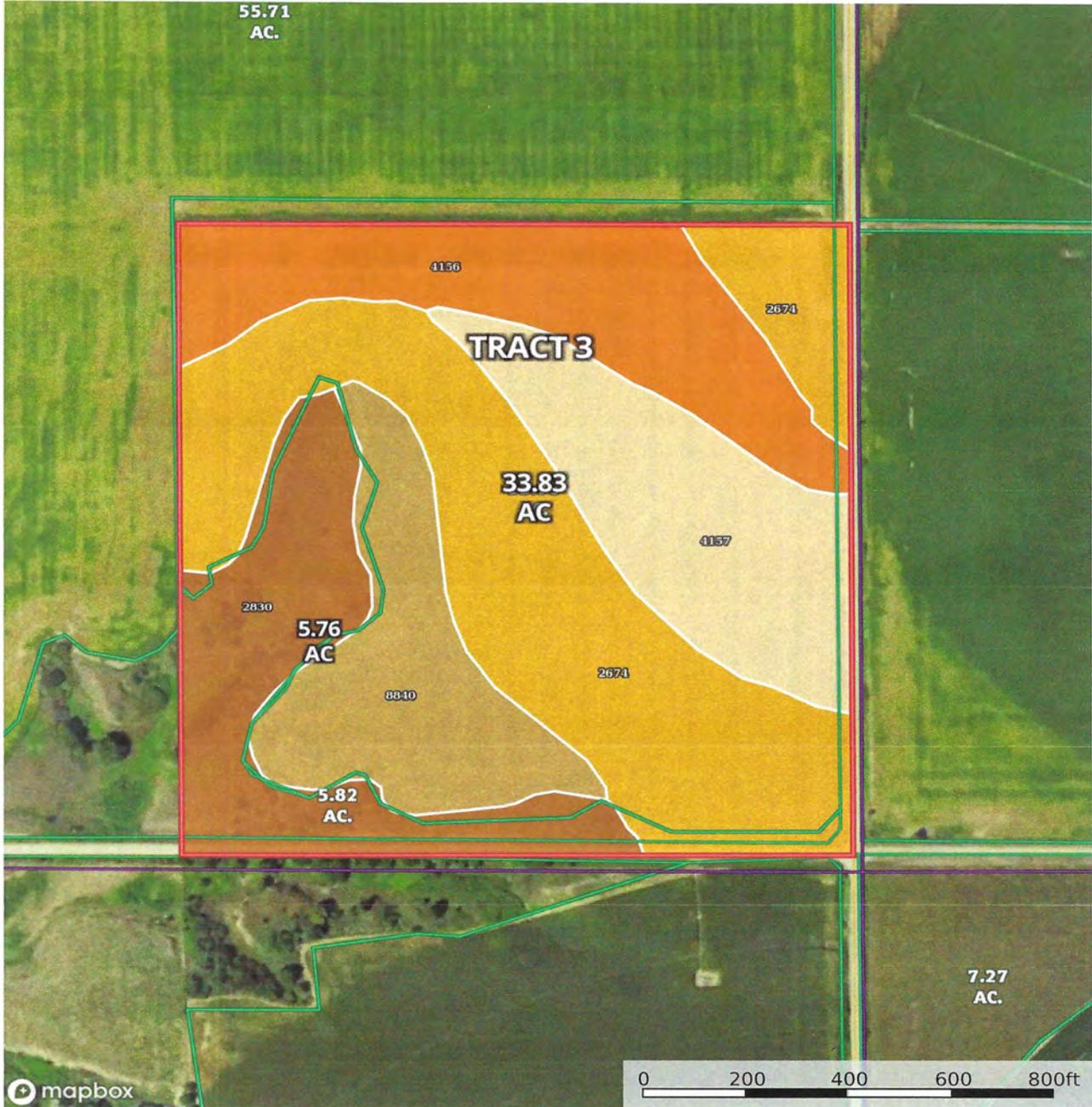


**Possession on All Tracts: Full and immediate possession upon payment of earnest money deposit.**

# TRACT 3 SOILS MAP

## CROSS AUCTION

Gosper County, Nebraska, 280 AC +/-



RICHARD DAWSON  
P: 308-325-0839

[www.agteamlnd.com](http://www.agteamlnd.com)

Lexington NE

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# TRACT 3 SOILS LEGEND

Boundary 39.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	14.07	35.38	0	78	2e
4156	Holdrege-Uly silt loams, 1 to 3 percent slopes	6.96	17.5	0	69	2e
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	6.58	16.55	0	67	3e
2830	Uly-Coly silt loams, 11 to 30 percent slopes	6.53	16.42	0	64	6e
8840	Hall silt loam, 0 to 1 percent slopes	5.63	14.16	0	74	2c
TOTALS		39.77(*)	100%	-	71.74	2.82

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

NEBRASKA  
FURNAS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5491  
Prepared : 2/2/22 1:43 PM  
Crop Year : 2022

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : ██████████  
Farms Associated with Operator : ██████████  
CRP Contract Number(s) : 11285, 11286  
Recon ID : None  
Transferred From : 2020-31-073-0000525  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
274.94	220.18	220.18	0.00	0.00	137.95	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	82.23	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.40	29.80	40	0
Corn	66.50	74.70	125	0
Grain Sorghum	9.30	31.90	62	
<b>TOTAL</b>	<b>82.20</b>	<b>136.40</b>		

**NOTES**

--

Tract Number : 5539  
Description : S 1/2 OF SW 1/4 34-6-22  
FSA Physical Location : NEBRASKA/GOSPER  
ANSI Physical Location : NEBRASKA/GOSPER  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : HAZEL F CROSS  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.77	56.54	56.54	0.00	0.00	42.14	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	14.40	0.00	0.00	0.00	0.00	0.00

# TERMS & CONDITIONS

**The Auction:** The property is being offered as an Online (Internet) and Live Auction. The property will be sold to the highest bidder upon approval and acceptance of bid by Sellers. Bidding will be on a per acre basis based on deeded acres per Gosper County tax records. **Reserve Auction: Sellers have right to accept or reject any or all bids.**

**Bidding Registration:** The online auction will use HiBid Technology. Buyers may register at: <https://agteamland.hibid.com/> Online bidders must also be properly registered with AgTeam Land Brokers for the online auction by completing and signing the (Online Auction Bidders Agreement) which will be on auction HiBid website and also on [www.UCAgTeamLand.com](http://www.UCAgTeamLand.com). Signed Agreement may be returned to AgTeam Land Brokers by postal service, in person or email. If you need assistance with registration, you may contact any of the AgTeam Land Brokers agents.

**Bidding Opens/Closes:** The Online Auction (Internet Auction) bidding shall be opened 8:00 am, March 16, 2022, and closed 2:30 pm, March 17, 2022. The auction will be a "soft close" with auction remaining open as long as active bidding continues. Live auction begins at 1:30 pm, March 17, 2022. Online Auction & and Live Auction will close simultaneously.

**Purchase Contract:** Winning bidders will execute a Purchase Contract in person or via DocuSign for the property immediately upon being declared the Successful Bidder by the Auctioneer/Auction Sales Manager. The contract will be on Nebraska Realtor form that Buyer may review in advance of auction. Please note: **THE WINNING BIDS MUST BE APPROVED AND ACCEPTED BY THE SELLERS. THERE IS NO CONTINGENCY FOR FINANCING.**

**Escrow Deposit:** An escrow deposit of 20 Percent (20%) of the total contract purchase price will be wire transferred or hand delivered to the Escrow Closing Agent no later than 72 hours following the close of auction. See closing agent contact information below. The balance of the purchase price will be due in full at closing.

**Closing:** Closing date on or before May 15, 2022. Closing shall take place at Heldt, McKeone, Copley, 710 N Grant, Lexington, NE 68850: (308) 324-5151. Closing escrow & title insurance agent will be Brian Copley. Escrow fee and title insurance premium to be equally divided between Buyer & Seller.

**Possession:** Buyer to receive full possession upon payment of earnest money deposit.

**Agency Disclosure:** All agents of AgTeam Land Brokers are agents of the Seller.

**Minerals:** The seller's share of minerals (if any) will transfer with the property at closing.

**Taxes:** Seller shall pay the 2021 and all prior real estate taxes. 2022 and subsequent real estate taxes will be responsibility of Buyer.

**Title Insurance:** Title Insurance in the full amount of the purchase price will be provided with premium equally divided between Buyer & Seller. A preliminary title commitment is available for review in advance of the auction.

**Disclaimer:** Information on the sale property has been gathered from sources deemed reliable, but AgTeam Land Brokers, LLC, or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. All real estate agents not licensed with AgTeam Land Brokers, LLC, shall be agents of the Buyer. The property sells in "AS-IS" condition with no expressed or implied warranty of any portion of the property.