

AGRICULTURE SALES VERIFICATION

Nebraska directive 16-3 directs us to verify sales data. Sales are used to make sure values set by the Assessor's office are consistent with recent sales. Sales that the state uses are preferred to be on the open market and between unrelated parties. All questions are voluntary.

Parcel ID # _____ Book & Page _____ Sale Date _____

Physical Address _____

Sale Price _____ Asking Price _____

How did you hear about the property? (was it on the open market)

Realtor ___ MLS ___ Internet ___ Newspaper ___ For sale sign (FSBO) ___ Auction ___

Word of mouth ___ Sealed bid ___ Foreclosure ___

Other _____

Was there an appraisal? _____ What was the appraisal value? _____

Did an appraisal determine the sale price? Yes ___ No ___

Was the seller actively marketing at the time of sale? Yes ___ No ___

Was there a prior association with the seller? Unrelated party (NO) ___ Landlord (YES) ___ Friend (YES) ___ Relative (YES) ___

Corporate relationship between businesses (YES) ___

Other _____

How was the value determined?

Appraisal ___ Valuation Service ___ Assessed value ___ Negotiated ___

About how long was the property on the market?

>2 weeks ___ 1 month ___ 2-3 months ___ 3 months-2 years ___ 2+ years ___

If >2 weeks-3 months: Was this a short sale, where the owner agreed to accept a payoff for less than the outstanding balance of the mortgage? Yes ___ No ___

Was there any personal property transferred with the sale such as a pivot or farm machinery? Yes ___ No ___

If yes, what was the amount of non-real estate property? _____

Was there any special financing, or was it a traditional bank loan?

Special _____ Traditional ___

Seller Financed ___ @rate % _____

Was there a significant discount or increase to the price as a result? _____

How will the land be used? _____

Is this sale a split? Yes ___ No ___ **If yes, how many acres?** _____

Total Ag Land Acreage: _____ **Site:** _____ **Grass:** _____ **Dry:** _____ **Irrg:** _____ **Waste :** _____ **Other:** _____

If Irrigated, what type? Flood _____ Pivot _____ Other _____

Was the purchase price affected by hunting or other recreational influences? Yes ___ No ___

Is there land in CRP, CREP or any other programs? Yes ___ No ___

If yes, how many acres? _____ **Payments on program?** _____ **Length of contract?** _____

Name of the person completing this form _____

Phone number for the person completing this form _____

That is the conclusion of the questionnaire. We appreciate your time very much. This information will be used to ensure that the best data is being used to set values. For any questions you can contact us at (308)436-6627 or visit our website at scottsbluffcounty.org