

NEBRASKA INVESTMENT  
FINANCE AUTHORITY  
AGRICULTURAL LOANS REPORT  
FISCAL YEAR ENDING 6-30-14



NIFA  
 AGRICULTURAL LOANS REPORT  
 FYE 6-30-14

**SUMMARY**

	<u>FYE 6-30-14</u>	<u>FYE 6-30-13</u>
Number of loans made:	3	6
Average principal amount:	\$277,872	\$328,645
Average interest rate savings for borrower:	1.17%	1.41%
Average age of borrower:	30	30
Average net worth of borrower:	\$144,530	\$333,164

**ADDITIONAL INFORMATION**

	<u>FYE 6-30-14</u>	<u>FYE 6-30-13</u>
Number of counties served:	3	5
Most active lender by volume:	Midwest Bank (Creighton)	First National Bank Northeast (3 locations)
Average interest rate:	4.38%	3.83%
Average loan maturity (years):	20	23
Average lender fees:	\$167	\$17

## INDIVIDUAL AGRICULTURAL LOAN REPORT

- (a) Lender name, description: Farmers State Bank - Humphrey, NE
- (b) Loan guarantor/insurer: none
- (c) Amount of loan: \$305,775  
Purpose of loan: 40 acres
- (d) Project description: Crop production  
Project County: Platte
- (e) Loan interest rate: 4.35% Fixed  
Conventional rate: 5.85%
- (f) Maturity date: 11/15/2023
- (g) Loan conditions: The Bond shall bear interest at 4.35% per annum. Interest shall be computed on a 360 day basis. Principal and interest shall be paid in annual payments of \$23,518.26 each beginning November 15, 2014 and each November 15 thereafter to and including November 15, 2022. The final payment of the entire unpaid balance of principal and accrued interest will be due November 15, 2023. Interest on the unpaid balance owing after maturity, and until paid in full shall be at the same fixed or variable rate basis in effect before maturity. If a payment is made more than one day after it is due, there will be a late charge of \$15.
- (h) Fees:       NIFA -               \$3,275  
                  Legal counsel -     \$1,500  
                  Lender -                 \$ 100
- (i) Borrower status:        Individual
- (j) Borrower age:         33
- (k) Borrower gross farm sales:     \$ 35,550  
      "       "           total assets:     \$265,180  
      "       "           total liabilities:   \$ 94,852  
      "       "           net worth:        \$170,328

## INDIVIDUAL AGRICULTURAL LOAN REPORT

(a) Lender name, description: Cornerstone Bank - Stromsburg, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$215,000  
Purpose of loan: 75 acres

(d) Project description: Crop production  
Project County: Polk

(e) Loan interest rate: 4.30% Variable  
Conventional rate: 5.30%

(f) Maturity date: 3/3/2044

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.30% per annum until March 3, 2024. On that date and every ten years thereafter, the interest rate will be adjusted to 1.050 percentage points over an independent index which is the Prime Rate according to the *Wall Street Journal* (the "Index"). Interest shall be computed on a 365/360 day basis. Upon interest rate changes, principal shall be reamortized at the new interest rate over the remaining term. Subject to any payment changes resulting from changes in the Index, principal shall be paid in annual payments of \$7,166.67 beginning March 3, 2015 with all subsequent principal payments to be due on the same day of each year thereafter. Interest shall be paid in semi-annual payments, beginning September 3, 2014, and semi-annually thereafter on the same day of each half year thereafter for all accrued unpaid interest due as of each payment date. The final payment of the entire unpaid balance of principal and accrued interest will be due March 3, 2044. Prepayments may be made at any time prior to maturity without penalty. However, a minimum interest charge of \$7.50 shall be due, even in the event of full prepayment. Upon default, including failure to pay upon final maturity, the interest rate shall be increased to 16% per annum based on a year of 360 days. In no event will the interest rate exceed the maximum interest rate limitations under applicable law.

(h) Fees: NIFA - \$2,838  
Legal counsel - \$1,290  
Lender - \$ 400

(i) Borrower status: Individual

(j) Borrower age: 34

(k) Borrower gross farm sales: \$ 0  
" " total assets: \$231,000  
" " total liabilities: \$ 24,000  
" " net worth: \$207,000

## INDIVIDUAL AGRICULTURAL LOAN REPORT

(a) Lender name, description: Midwest Bank - Creighton, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$312,840  
Purpose of loan: 120 acres

(d) Project description: Crop production; cow-calf operation  
Project County: Knox

(e) Loan interest rate: 4.50% Variable  
Conventional rate: 5.50%

(f) Maturity date: 5/30/2034

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.50% per annum until May 30, 2024. On that date and on May 30 of each third year thereafter, the interest rate will be adjusted to a rate equal to 1.500% above the Midwest Bank Index Rate, as set by Midwest Bank management. The interest rate will never be less than 4.50%. Interest shall be calculated on an actual/360 basis. Upon interest rate changes, principal shall then be reamortized at the new interest rate over the remaining term. Principal shall be due and payable on demand, but if no demand is made, then principal and interest shall be due and payable in annual installments (subject to any change in the interest rate) of \$24,187.24 each, beginning on May 30, 2015 and on each May 30 thereafter to and including May 30, 2033. A final payment of all unpaid principal and accrued interest to date will be due May 30, 2034. A prepayment penalty of 3.00% of the outstanding principal balance will be applicable if the principal is paid off prior to final maturity by refinancing with another lending institution. If any payment is more than ten days past due or after final maturity or acceleration, interest on the unpaid balance shall be at a rate that is 5.00% higher than the then current interest rate, retroactive to the date the payment was due.

(h) Fees:	NIFA -	\$3,275
	Legal counsel -	\$1,500
	Lender -	\$ 0

(i) Borrower status: Individual

(j) Borrower age: 24

(k) Borrower gross farm sales:	\$ 3,493
“ “ total assets:	\$68,411
“ “ total liabilities:	\$12,150
“ “ net worth:	\$56,261