

**NEBRASKA INVESTMENT
FINANCE AUTHORITY
AGRICULTURAL LOANS REPORT
FISCAL YEAR ENDING 6-30-16**



NIFA
AGRICULTURAL LOANS REPORT
FYE 6-30-16

SUMMARY

	<u>FYE 6-30-16</u>	<u>FYE 6-30-15</u>
Number of loans made:	13	3
Average principal amount:	\$266,512	\$289,040
Average interest rate savings for borrower:	1.26%	1.50%
Average age of borrower:	27	30
Average net worth of borrower:	\$147,588	\$88,211

ADDITIONAL INFORMATION

	<u>FYE 6-30-16</u>	<u>FYE 6-30-15</u>
Number of counties served:	12	2
Most active lender by volume:	Pinnacle Bank (Beatrice)	Pinnacle Bank (Beatrice)
Average interest rate:	4.07%	3.67%
Average loan maturity (years):	21	23
Average lender fees:	\$779	\$100

NIFA AGRICULTURAL LOAN REPORT

- (a) Lender name, description: South Central State Bank – Campbell, NE
- (b) Loan guarantor/insurer: none
- (c) Amount of loan: \$62,500
Purpose of loan: Equipment only
- (d) Project description: 2008 New Holland 9060 combine
Project County: Red Willow
- (e) Loan interest rate: 2.85% Fixed
Conventional rate: 3.95%
- (f) Maturity date: 12/1/2020
- (g) Loan conditions: The Bond shall bear interest at a rate of 2.850% per annum. Principal and interest shall be payable upon demand, but if no demand is made, then in annual installments of \$13,669.43 beginning December 1, 2016 and on each December 1 thereafter to and including December 1, 2019. The final payment of the entire unpaid balance of principal and interest will be due on December 1, 2020. Prepayment, either in whole or in part, may be made at any time without penalty. Interest shall be computed on a 365/365 simple interest basis. If a payment is 10 days or more past due, there will be a \$15 charge. Upon default, including failure to pay upon final maturity, the entire unpaid amount of principal and interest shall be due and payable, and the interest rate shall be increased to 16% per annum, but in no event will the interest rate exceed the maximum interest rate allowed by law.
- (h) Fees:
- | | | |
|-----------------|----|-----|
| NIFA - | \$ | 931 |
| Legal counsel - | \$ | 675 |
| Lender - | \$ | 0 |
- (i) Borrower status: Individual
- (j) Borrower age: 23
- (k) Borrower gross farm sales: \$13,684
- | | | | |
|---|---|--------------------|----------|
| “ | “ | total assets: | \$94,790 |
| “ | “ | total liabilities: | \$31,716 |
| “ | “ | net worth: | \$63,074 |

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: Adams County Bank – Kenesaw, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$517,700
Purpose of loan: Row crops production

(d) Project description: 151 acres
Project County: Adams

(e) Loan interest rate: 4.40% Fixed
Conventional rate: 5.72% Fixed

(f) Maturity date: 1/1/2046

(g) Loan conditions: The Bond shall bear interest at 4.40% per annum. Interest shall be computed on an actual/365 basis. Principal and interest shall be paid in annual payments of \$31,404.01 each beginning January 1, 2017 and each January 1 thereafter to and including January 1, 2045. The final payment of the entire unpaid balance of principal and accrued interest will be due January 1, 2046. 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.

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

(i) Borrower status: Individual

(j) Borrower age: 23

(k) Borrower gross farm sales:	\$112,880
“ “ total assets:	\$179,804
“ “ total liabilities:	\$ 60,192
“ “ net worth:	\$119,612

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: Pinnacle Bank – Beatrice, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$225,000
Purpose of loan: Cow/calf operation

(d) Project description: 160 acres
Project County: Jefferson

(e) Loan interest rate: 3.50% Variable
Conventional rate: 4.50% Variable

(f) Maturity date: 12/30/2040

(g) Loan conditions: The Bond shall bear an initial interest rate of 3.50% per annum to and including December 30, 2020. On that date and each five years thereafter, the interest rate will be based on changes in an independent index which is the weekly average yield on United States Treasury Securities adjusted to a constant maturity of five years. The interest rate shall not be less than 3.50% per annum or more than the maximum rate allowed by applicable law. Interest is computed on a 365/360 basis. Upon interest rate changes, principal will be reamortized at the new interest rate over the remaining term. Principal and interest shall be payable upon demand, but if no demand is made then principal and interest shall be payable in annual installments of \$13,727.90 (subject to any change in the interest rate) beginning December 30, 2016 and on each December 30 thereafter to and including December 30, 2039. The final payment of the entire unpaid balance of principal and interest will be due December 30, 2040. In any event, even upon full prepayment, there will be a minimum interest charge of \$10. If a payment is 15 days or more past due, the effective interest rate shall be increased by 2% retroactive to the scheduled payment due date until such late payment has been made. Upon default, including failure to pay upon final maturity, the interest rate shall be increased to 16%.

(h) Fees: NIFA - \$2,962.50
Legal counsel - \$1,350.00
Lender - \$ 150.00

(i) Borrower status: Individual

(j) Borrower age: 26

(k) Borrower gross farm sales: \$17,653 0
“ “ total assets: \$38,000
“ “ total liabilities: \$22,500
“ “ net worth: \$15,500

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: Ashtonfield, LLC – Grand Island, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$500,000
Purpose of loan: Cow/calf operation; crop production

(d) Project description: 680 acres
Project County: Red Willow

(e) Loan interest rate: 4.00% Fixed
Conventional rate: 6.50%

(f) Maturity date: 3/4/2023

(g) Loan conditions: The Bond shall bear interest at a rate of 4.00% per annum. Principal and interest shall be payable in semi-annual installments of \$15,911.60 beginning September 4, 2016 and on each March 4 and September 4 thereafter to and including September 4, 2022. Final balloon installment of principal and interest shall be due March 4, 2023, of \$421,480.07. If a payment is 10 days past due, then, and in such event, a 5% delinquency payment charge will be assessed. The 5% penalty shall be assessed against the amount of the delinquent payment only. Upon default, interest on the unpaid balance of this note shall accrue at the rate of 16% per annum until paid. Prepayment on the Bond may be made on any date of any year in multiples of \$2,000 plus a premium of 5% of the amount of the prepayment on such date.

(h) Fees:	NIFA -	\$3,275.00
	Legal counsel -	\$1,500.00
	Lender -	\$ 75.00

(i) Borrower status: Individual

(j) Borrower age: 19

(k) Borrower gross farm sales:	\$	0
“ “ total assets:	\$	174,595
“ “ total liabilities:	\$	0
“ “ net worth:	\$	174,595

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: Pinnacle Bank – Beatrice, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$405,800
Purpose of loan: Crop production

(d) Project description: 190 acres
Project County: Gage

(e) Loan interest rate: 3.75% Variable
Conventional rate: 4.50% Variable

(f) Maturity date: 2/12/2046

(g) Loan conditions: The Bond shall bear an initial interest rate of 3.75% per annum to and including February 12, 2023. On that date and each five years thereafter, the interest rate will be adjusted to be 2 percentage points over the weekly average yield on United States Treasury Securities adjusted to a constant maturity of five years (the "Index"). The interest rate shall not be less than 3.750% per annum or more than the maximum rate allowed by applicable law. Interest is computed on a 365/360 basis. Upon interest rate changes, principal will be reamortized at the new interest rate over the remaining term. For each interest rate change, the new interest rate will be determined using the most recent Index figure available as of 45 days before the date of the scheduled interest rate change. Principal and interest shall be payable upon demand, but if no demand is made then principal and interest shall be payable in annual installments of \$22,915.04 (subject to any change in the interest rate) beginning February 12, 2017 and on each February 12 thereafter to and including February 12, 2045. The final payment of the entire unpaid balance of principal and interest will be due February 12, 2046. In any event, even upon full prepayment, there will be a minimum interest charge of \$10. If a payment is 15 days or more past due, the effective interest rate shall be increased by 2% retroactive to the scheduled payment due date until such late payment has been made. Upon default, including failure to pay upon final maturity, the interest rate shall be increased to 16%.

(h) Fees: NIFA - \$3,275.00
Legal counsel - \$1,500.00
Lender - \$ 150.00

(i) Borrower status: Individual

(j) Borrower age: 26

(k) Borrower gross farm sales: \$131,901 0
" " total assets: \$387,850
" " total liabilities: \$213,288
" " net worth: \$174,562

NIFA AGRICULTURAL LOAN REPORT

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

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$195,000
Purpose of loan: Crop production

(d) Project description: 71 acres
Project County: Antelope

(e) Loan interest rate: 4.79% Variable
Conventional rate: 5.25% Variable

(f) Maturity date: 5/16/2036

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.790% until May 16, 2031. On that date and every five years thereafter, the interest rate will be adjusted to (i) the base rate on corporate loans posted by at least 70% of the 10 largest U.S. Banks known as the Wall Street Journal U.S. Prime Rate plus (ii) 1.250%. The sum of (i) and (ii) shall be rounded to the nearest 0.010%. The interest rate shall never be less than 4.790%. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid upon demand and if no demand is made, shall be paid in 19 annual payments of \$12,482.51 each (subject to any interest rate changes) beginning May 16, 2017 and each May 16 thereafter to and including May 16, 2035. The final payment of the entire unpaid balance of principal and accrued interest will be due May 16, 2036. Upon an interest rate change, principal on the Bond will be reamortized at the new interest rate over the remaining term. The Borrower will pay a prepayment penalty fee if all or any part of the principal amount of the Loan is prepaid by refinancing through another lending institution before final maturity equal to 3% of the outstanding principal balance then owing on the Loan. If a payment is made more than 10 days after it is due, the interest rate on the unpaid balance of this note will be at a rate 5% higher than the current rate, retroactive to the date the payment was due.

(h) Fees: NIFA - \$3,275.00*
Legal counsel - \$1,500.00*
Lender - \$ 0.00*

*This loan and the loan for \$90,250 were for the same borrower, and were consolidated for fee calculation purposes, and here listed in entirety.

(i) Borrower status: Individual

(j) Borrower age: 27

(k) Borrower gross farm sales: \$ 48,044 0
" " total assets: \$256,699
" " total liabilities: \$ 95,757
" " net worth: \$129,942

NIFA AGRICULTURAL LOAN REPORT

- (a) Lender name, description: Farmers and Merchants Bank – Milford, NE
- (b) Loan guarantor/insurer: none
- (c) Amount of loan: \$256,020
Purpose of loan: Crop production
- (d) Project description: 63.67 acres
Project County: Lancaster
- (e) Loan interest rate: 3.60% Variable
Conventional rate: 4.85% Variable
- (f) Maturity date: 2/24/2046
- (g) Loan conditions: The Bond shall bear an initial interest rate of 3.60% per annum until February 24, 2026. On that date and each February 24 thereafter, the interest rate will be adjusted to 3.00% above the six-month fixed, non-callable, non-amortizing rate charged by the Federal Home Loan Bank of Topeka, or its successor, rounded to the nearest 0.010%. Under no circumstances will the interest rate be more than 12.00% nor less than 3.60%. Interest shall be computed on an actual/360 basis. Upon each interest rate change, the annual payment will change to reflect such interest rate change. The Bond is not pre-payable within the first 10 years or 3,650 days from the Dated Date of the Bond. A prepayment penalty due upon prepayment of the Bond is the amount set forth in the Addendum to Promissory Note. Principal and interest shall be paid in 30 annual payments of \$14,187.92 each (subject to any interest rate changes) beginning February 24, 2017 and each February 24 thereafter to and including February 24, 2045. The final payment of the entire unpaid balance of principal and accrued interest will be due February 24, 2046. Interest on the unpaid balance owing after maturity, and until paid in full, shall be at a rate of 16.00%. If a payment is made more than 10 days after it is due, there will be a late charge of 5.00% of the late amount with a minimum of \$5 and a maximum of \$100.
- (h) Fees: NIFA - \$3,275.00
 Legal counsel - \$1,500.00
 Lender - \$ 245.00
- (i) Borrower status: Individual
- (j) Borrower age: 31
- (k) Borrower gross farm sales: \$ 0
 “ “ total assets: \$339,290
 “ “ total liabilities: \$162,283
 “ “ net worth: \$177,007

NIFA AGRICULTURAL LOAN REPORT

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

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$202,500
Purpose of loan: Crop production

(d) Project description: 67 acres
Project County: Knox

(e) Loan interest rate: 4.90% Variable
Conventional rate: 5.40% Variable

(f) Maturity date: 5/9/2036

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.900% until May 9, 2026. On that date and every five years thereafter, the interest rate will be adjusted to (i) the base rate on corporate loans posted by at least 70% of the 10 largest U.S. Banks known as the Wall Street Journal U.S. Prime Rate plus (ii) 1.400%. The sum of (i) and (ii) shall be rounded to the nearest 0.010%. The interest rate shall never be less than 4.900%. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid upon demand and if no demand is made, shall be paid in 19 annual payments of \$13,129.45 each (subject to any interest rate changes) beginning May 9, 2017 and each May 9 thereafter to and including May 9, 2035. The final payment of the entire unpaid balance of principal and accrued interest will be due May 9, 2036. Upon an interest rate change, principal on the Bond will be reamortized at the new interest rate over the remaining term. The Borrower will pay a prepayment penalty fee if all or any part of the principal amount of the Loan is prepaid by refinancing through another lending institution before final maturity equal to 3% of the outstanding principal balance then owing on the Loan. The Borrower will pay an additional nonrefundable interest charge of \$75.00. If a payment is made more than 10 days after it is due, the interest rate on the unpaid balance of this note will be at a rate 5% higher than the current rate, retroactive to the date the payment was due.

(h) Fees: NIFA - \$2,681.00
Legal counsel - \$1,215.00
Lender - \$ 0.00

(i) Borrower status: Individual

(j) Borrower age: 22

(k) Borrower gross farm sales: \$ 32,226
“ “ total assets: \$150,975
“ “ total liabilities: \$ 0
“ “ net worth: \$150,975

NIFA AGRICULTURAL LOAN REPORT

- (a) Lender name, description: Farmers and Merchants Bank – Wilber, NE
- (b) Loan guarantor/insurer: none
- (c) Amount of loan: \$163,200
Purpose of loan: Crop production
- (d) Project description: 158 acres
Project County: Saline
- (e) Loan interest rate: 3.95% Fixed
Conventional rate: 5.60% Fixed
- (f) Maturity date: 1/11/2031
- (g) Loan conditions: The Bond shall bear interest at 3.950% per annum. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid in annual payments of \$14,545.84 each beginning January 11, 2017 and each January 1 thereafter to and including January 11, 2030. The final payment of the entire unpaid balance of principal and accrued interest will be due January 11, 2031. If a payment is made more than 10 days after it is due, there will be a late charge of 5.000% of the payment amount with a minimum of \$5.00 and a maximum of \$100.00. Interest on the unpaid balance owing after maturity, and until paid in full shall be at a rate equal to 16%.
- (h) Fees: NIFA - \$2,150.00
 Legal counsel - \$ 960.00
 Lender - \$ 800.00
- (i) Borrower status: Individual
- (j) Borrower age: 21
- (k) Borrower gross farm sales: \$ 89,969
 “ “ total assets: \$215,540
 “ “ total liabilities: \$ 9,100
 “ “ net worth: \$206,440

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: First State Bank of Holdrege – Holdrege, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$323,000
Purpose of loan: Cattle and lamb operation

(d) Project description: 641 acres
Project County: Lincoln

(e) Loan interest rate: 3.94% Fixed
Conventional rate: 5.25% Fixed

(f) Maturity date: 4/1/2036

(g) Loan conditions: The Bond shall bear interest at 3.940% per annum. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid upon demand, and if no demand is made, shall be paid in 19 annual payments of \$23,673.09 beginning April 1, 2017 and each April 1 thereafter to and including April 1, 2035. The final payment of the entire unpaid balance of principal and accrued interest will be due April 1, 2036. The Bond is subject to a prepayment fee (as described in the Note) in connection with any principal payment (in addition to the scheduled principal payments) during the first 5 years from the Dated Date of the Bond. If a payment is made more than 14 days after it is due, there will be a late charge of 5.000% of the payment amount with a minimum of \$5.00. In the event of default, the interest rate shall be increased to 3% over the current interest rate.

(h) Fees:	NIFA -	\$3,275.00
	Legal counsel -	\$1,500.00
	Lender -	\$3,230.00

(i) Borrower status: Individual

(j) Borrower age: 42

(k) Borrower gross farm sales:	\$ 98,479
“ “ total assets:	\$332,995
“ “ total liabilities:	\$ 95,545
“ “ net worth:	\$237,450

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: Tri-County Bank – Stuart, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$287,500
Purpose of loan: Cow/calf operation

(d) Project description: 149 acres
Project County: Holt

(e) Loan interest rate: 4.375% Variable
Conventional rate: 6.375% Variable

(f) Maturity date: 5/1/2046

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.375% until May 1, 2026. On that date and every ten years thereafter (the "Change Date"), the interest rate will be adjusted to (i) the 10 Year Treasury Index (the weekly average yield on United States Treasury securities adjusted to a constant maturity of ten years), as published weekly in The Wall Street Journal (and determined as of 90 days prior to each Change Date) plus (ii) 2.555%. The sum of (i) and (ii) shall be rounded to the nearest 0.125%. The interest rate will never increase or decrease on any single Change Date by more than 5.000%. The interest rate shall never be greater than 14.375% or less than 3.000%. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid upon demand and if no demand is made, shall be paid in 29 annual payments of \$17,491.85 (subject to any interest rate changes) beginning May 1, 2017 and each May 1 thereafter to and including May 1, 2045. The final payment of the entire unpaid balance of principal and accrued interest will be due May 1, 2046. Upon an interest rate change, principal on the Bond will be reamortized at the new interest rate over the remaining term. If a payment is made more than 15 days after it is due, a fee of 5% of the amount of payment or \$25, whichever is greater, will be assessed.

(h) Fees: NIFA - \$3,275.00
Legal counsel - \$1,500.00
Lender - \$2,875.00

(i) Borrower status: Individual

(j) Borrower age: 33

(k) Borrower gross farm sales: \$ 87,877
" " total assets: \$468,559
" " total liabilities: \$284,398
" " net worth: \$184,161

NIFA AGRICULTURAL LOAN REPORT

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

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$90,250
Purpose of loan: Crop production

(d) Project description: 71 acres
Project County: Antelope

(e) Loan interest rate: 4.79% Variable
Conventional rate: 5.25% Variable

(f) Maturity date: 5/16/2036

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.790% until May 16, 2031. On that date and every five years thereafter, the interest rate will be adjusted to (i) the base rate on corporate loans posted by at least 70% of the 10 largest U.S. Banks known as the Wall Street Journal U.S. Prime Rate plus (ii) 1.250%. The sum of (i) and (ii) shall be rounded to the nearest 0.010%. The interest rate shall never be less than 4.790%. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid upon demand and if no demand is made, shall be paid in 19 annual payments of \$12,482.51 each (subject to any interest rate changes) beginning May 16, 2017 and each May 16 thereafter to and including May 16, 2035. The final payment of the entire unpaid balance of principal and accrued interest will be due May 16, 2036. Upon an interest rate change, principal on the Bond will be reamortized at the new interest rate over the remaining term. The Borrower will pay a prepayment penalty fee if all or any part of the principal amount of the Loan is prepaid by refinancing through another lending institution before final maturity equal to 3% of the outstanding principal balance then owing on the Loan. If a payment is made more than 10 days after it is due, the interest rate on the unpaid balance of this note will be at a rate 5% higher than the current rate, retroactive to the date the payment was due.

(h) Fees: NIFA - \$*
Legal counsel - \$*
Lender - \$*

(i) Borrower status: Individual

(j) Borrower age: 27

(k) Borrower gross farm sales: \$ 48,044
“ “ total assets: \$256,699
“ “ total liabilities: \$ 95,757
“ “ net worth: \$129,942

*This loan and the loan for \$195,000 were for the same borrower, and were consolidated for fee calculation purposes – thus all fees were listed in entirety on the loan report for the \$195,000 loan.

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: Tri-County Bank – Stuart, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$236,188
Purpose of loan: Crop production; cow/calf operation

(d) Project description: 309 acres
Project County: Boyd

(e) Loan interest rate: 4.13% Variable
Conventional rate: 6.25% Variable

(f) Maturity date: 7/1/2041

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.125% until July 1, 2026. On that date and every ten years thereafter (the "Change Date"), the interest rate will be adjusted to (i) the 10 Year Treasury Index (the weekly average yield on United States Treasury securities adjusted to a constant maturity of ten years), as published weekly in The Wall Street Journal (and determined as of 90 days prior to each Change Date) plus (ii) 2.315%. The sum of (i) and (ii) shall be rounded to the nearest 0.125%. The interest rate will never increase or decrease on any single Change Date by more than 5.000%. The interest rate shall never be greater than 14.125% or less than 3.000%. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid upon demand and if no demand is made, shall be paid in annual payments of \$15,420.63 (subject to any interest rate changes) beginning July 1, 2017 and each July 1 thereafter to and including July 1, 2040. The final payment of the entire unpaid balance of principal and accrued interest will be due July 1, 2041. Upon an interest rate change, principal on the Bond will be reamortized at the new interest rate over the remaining term. If a payment is made more than 15 days after it is due, a fee of 5% of the amount of payment or \$25, whichever is greater, will be assessed.

(h) Fees: NIFA - \$3,047
Legal counsel - \$1,391
Lender - \$2,500

(i) Borrower status: Individual

(j) Borrower age: 29

(k) Borrower gross farm sales: \$147,943
" " total assets: \$162,764
" " total liabilities: \$ 69,379
" " net worth: \$ 93,385