

**NEBRASKA INVESTMENT
FINANCE AUTHORITY
AGRICULTURAL LOANS REPORT
FISCAL YEAR ENDING 6-30-18**



NIFA
AGRICULTURAL LOANS REPORT
FYE 6-30-18

SUMMARY

	<u>FYE 6-30-18</u>	<u>FYE 6-30-17</u>
Number of loans made:	6	5
Average principal amount:	\$307,656	\$248,280
Average interest rate savings for borrower:	1.31%	1.00%
Average age of borrower:	29	28
Average net worth of borrower:	\$192,646	\$170,541

ADDITIONAL INFORMATION

	<u>FYE 6-30-18</u>	<u>FYE 6-30-17</u>
Number of counties served:	5	5
Most active lender by volume:	Adams Cnty Bank (Kenesaw)	Adams Cnty Bank (Kenesaw)
Average interest rate:	4.28%	4.23%
Loan maturities:	2@20yrs 4@30yrs	3@20yrs 1@25yrs 1@30yrs
Average number of acres purchased:	121	108

NIFA AGRICULTURAL LOAN REPORT

(a) Lender name, description: F&M Bank – Wayne, NE

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$316,775
Purpose of loan: Corn and soybeans production

(d) Project description: 80 acres
Project County: Wayne

(e) Loan interest rate: 4.00% Variable
Conventional rate: 5.25% Variable

(f) Maturity date: 8/1/2047

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.000% until August 1, 2022. On that date and every five years thereafter (the “Change Date”), the interest rate will be adjusted to (i) the weekly average of the five-year U.S. Constant Maturity Treasury Index (the “CMT Index”), plus (ii) 2.250%. The result of the calculation will be rounded to the nearest 0.001. The interest rate shall never be more than 9.000% or less than 4.000%. 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 \$18,448.82 (subject to any interest rate changes) beginning August 1, 2018 and each August 1 thereafter to and including August 1, 2046. The final payment of the entire unpaid balance of principal and accrued interest will be due August 1, 2047. Upon an interest rate change, the payments will be reamortized at the new interest rate over the remaining term.

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

(i) Borrower status: Individual

(j) Borrower age: 39

(k) Borrower gross farm sales:	\$12,600
“ “ total assets:	\$97,315
“ “ total liabilities:	\$ 0
“ “ net worth:	\$ 97,315

NIFA AGRICULTURAL LOAN REPORT

- (a) Lender name, description: Midwest Bank – Creighton, NE
- (b) Loan guarantor/insurer: none
- (c) Amount of loan: \$291,000
Purpose of loan: Crop production; cow/calf operation
- (d) Project description: 205 acres
Project County: Knox
- (e) Loan interest rate: 4.25% Variable
Conventional rate: 5.45% Variable
- (f) Maturity date: 10/1/2037
- (g) Loan conditions: The Bond shall bear an initial interest rate of 4.250% until October 6, 2022. On that date and every five years thereafter (the “Change Date”), the interest rate will be adjusted to 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. The result of the calculation will be rounded to the nearest 0.01%. The interest rate shall never be less than 4.000%. 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 20 annual payments of \$17,461.62 (subject to any interest rate changes) beginning October 1, 2018 and each October 1 thereafter to and including October 1, 2036. The final payment of the entire unpaid balance of principal and accrued interest will be due October 1, 2037. Upon an interest rate change, the payments will be reamortized at the new interest rate over the remaining years in the 30 year amortization term. If a payment is more than 10 days past due, the interest rate will increase at a rate 5% higher than the current rate, retroactive to the date the payment was due. If all or any part of the principal amount of the Loan is prepaid by refinancing through another lending institution before final maturity, a prepayment fee equal to 3% of the outstanding principal balance will be assessed.
- (h) Fees: NIFA - \$3,275
 Legal counsel - \$1,500
 Lender - \$ 0
- (i) Borrower status: Individual
- (j) Borrower age: 30
- (k) Borrower gross farm sales: \$ 7,907
 “ “ total assets: \$502,470
 “ “ total liabilities: \$238,454
 “ “ net worth: \$264,016

NIFA AGRICULTURAL LOAN REPORT

- (a) Lender name, description: Union Bank & Trust Company – Lincoln, NE
- (b) Loan guarantor/insurer: none
- (c) Amount of loan: \$132,500
Purpose of loan: Crop production
- (d) Project description: 40 acres
Project County: Lancaster
- (e) Loan interest rate: 3.50% Variable
Conventional rate: 5.25% Variable
- (f) Maturity date: 12/1/2037
- (g) Loan conditions: The Bond shall bear an initial interest rate of 3.500% until December 1, 2027. On that date and every December 1 thereafter (the "Change Date"), the interest rate will be adjusted to the prime rate as published in the Wall Street Journal in effect on the Change Date, minus 0.750 percentage points. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid in 19 annual payments of \$7,248.14 (subject to any interest rate changes) beginning December 1, 2018 and each December 1 thereafter to and including December 1, 2036. The final payment of the entire unpaid balance of principal and accrued interest will be due December 1, 2037. Upon an interest rate change, the payments will be reamortized at the new interest rate over the remaining years in the 30 year amortization term. If a payment is more than 15 days past due, a late payment charge of \$100 or 5% of the amount past due, whichever is lesser, subject to a maximum charge of \$100 will be assessed. The unpaid balance of this loan shall be subject to a default rate of interest equal to 16.000% (the "Default Rate") per annum, and after the Maturity Date, whether by acceleration or otherwise, shall be subject to a post-maturity rate of interest equal to the Default Rate. If all of the unpaid principal amount of the Loan is prepaid by refinancing through another lending institution in the first 10 years after closing, will result in a penalty equal to 2% of the principal amount prepaid at the time of repayment.
- (h) Fees: NIFA - \$1,806.25
 Legal counsel - \$ 795.00
 Lender - \$ 0.00
- (i) Borrower status: Individual
- (j) Borrower age: 22
- (k) Borrower gross farm sales: \$ 0
 " " total assets: \$59,077
 " " total liabilities: \$ 0
 " " net worth: \$59,077

NIFA AGRICULTURAL LOAN REPORT

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

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$318,403
Purpose of loan: Crop production

(d) Project description: 168 acres
Project County: Holt

(e) Loan interest rate: 4.25% Variable
Conventional rate: 6.00% Variable

(f) Maturity date: 12/29/2047

(g) Loan conditions: The Bond shall bear an initial interest rate of 4.250% until January 1, 2023. On that date and every five years thereafter (the "Change Date"), the interest rate will be adjusted to the 5 year Treasury Index (the weekly average yield on United States Treasury securities adjusted to a constant maturity of five years), as published weekly in the Wall Street Journal, in effect 90 days before each Change Date, plus 2.150%. The result of the calculation will be rounded to the nearest .125%. Interest shall be computed on an actual/360 basis. Principal and interest shall be paid on demand and if no demand is made, shall be paid in 29 annual payments of \$19,116.77 (subject to any interest rate changes) beginning December 29, 2018 and each December 29 thereafter to and including December 29, 2046. The final payment of the entire unpaid balance of principal and accrued interest will be due December 29, 2047. Upon an interest rate change, the payments will be reamortized at the new interest rate over the remaining years in the 30 year amortization term and rounded to the nearest \$.01. If a payment is more than 30 days past due, a late payment charge of \$25 or 5% of the amount past due, whichever is greater, will be assessed. The interest rate will never increase or decrease on any single Change Date by more than 3.000%. The interest rate will never be greater than 13.250% or less than 2.750%. The unpaid balance of this loan shall be subject to a default rate of interest equal to 16.000% (the "Default Rate") per annum, and after the Maturity Date, until paid in full.

(h) Fees: NIFA - \$3,275.00
Legal counsel - \$1,500.00
Lender - \$3,065.00

(i) Borrower status: Individual

(j) Borrower age: 33

(k) Borrower gross farm sales: \$ 8,838
" " total assets: \$667,248
" " total liabilities: \$401,465
" " net worth: \$265,783

NIFA AGRICULTURAL LOAN REPORT

- (a) Lender name, description: Adams County Bank – Kenesaw, NE
- (b) Loan guarantor/insurer: none
- (c) Amount of loan: \$533,500
Purpose of loan: Crop production; cow/calf operation
- (d) Project description: 151 acres
Project County: Adams
- (e) Loan interest rate: 4.75% Fixed
Conventional rate: 5.60% Fixed
- (f) Maturity date: 5/25/2048
- (g) Loan conditions: The Bond shall bear interest at 4.750% per annum. Interest shall be computed on an actual/365 basis. Principal and interest shall be paid in 29 annual payments of \$33,735.46, together with interest thereon, beginning May 25, 2019 and each May 25 thereafter to and including May 25, 2047. The final payment of the entire unpaid balance of principal and accrued interest will be due May 25, 2048 (the “Maturity Date”). Any unpaid balance outstanding after the Maturity Date shall bear interest at a rate equal to 2% above the rate in effect at maturity, until paid in full. A principal payment by the Borrower ahead of regularly scheduled payments may result in a prepayment penalty owed by the Borrower.
- (h) Fees: NIFA - \$3,275.00
 Legal counsel - \$1,500.00
 Lender - \$0
- (i) Borrower status: Individual
- (j) Borrower age: 31
- (k) Borrower gross farm sales: \$ 21,309
 “ “ total assets: \$919,299
 “ “ total liabilities: \$482,869
 “ “ net worth: \$436,430

NIFA AGRICULTURAL LOAN REPORT

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

(b) Loan guarantor/insurer: none

(c) Amount of loan: \$253,756
Purpose of loan: Crop production

(d) Project description: 80 acres
Project County: Adams

(e) Loan interest rate: 4.95% Fixed
Conventional rate: 6.00% Fixed

(f) Maturity date: 3/1/2048

(g) Loan conditions: The Bond shall bear interest at 4.95% per annum. Interest shall be computed on an actual/365 basis. Principal and interest shall be paid in 29 annual payments of \$16,165.24, together with interest thereon, beginning March 1, 2019 and each March 1 thereafter to and including March 1, 2047. The final payment of the entire unpaid balance of principal and accrued interest will be due March 1, 2048 (the "Maturity Date"). Any unpaid balance outstanding after the Maturity Date shall bear interest at a rate equal to 2% above the rate in effect at maturity, until paid in full. A principal payment by the Borrower ahead of regularly scheduled payments may result in a prepayment penalty owed by the Borrower.

(h) Fees: NIFA - \$3,262.00
Legal counsel - \$1,494.00
Lender - \$0

(i) Borrower status: Individual

(j) Borrower age: 19

(k) Borrower gross farm sales: \$0
" " total assets: \$63,753
" " total liabilities: \$30,500
" " net worth: \$33,253