

SHERMAN RANCH



ABSOLUTE AUCTION

2 PM Central, Friday, March 31, 2017 - Cherry County Fairgrounds, Valentine, Nebraska

Procedures

The auction of **Sherman Ranch** includes **9,024 Deeded Acres** offered in four parcels, and as a total ranch - selling at Absolute Auction. A Detailed Brochure; Title Insurance Commitment; and the Purchase Agreement are available from Agri Affiliates prior to the auction. This is a Cash Sale, not contingent on financing.

Terms & Conditions

Terms - This is a cash sale requiring a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. The balance of purchase price is payable in certified funds at Closing on May 15, 2017. Seller will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of Title Insurance and Insured Closing shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, reservations, restrictions of record; and free and clear of all liens. Property and improvements sell in as-is condition. No warranty is expressed or implied as to the adequacy or condition of any portion of the property, for any use. If any boundary is unfenced, Buyer and neighboring landowner shall equally share the cost of fencing and/or survey if required. All solar/pump equipment on livestock wells is owned by the tenant and excluded from this sale.

Possession - Possession at Closing, except on headquarter buildings possession to be August 1, 2017.

Taxes - 2016 taxes paid by the Seller; 2017 prorated to Closing.

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

Acreages - Reported acreages were obtained from the Cherry County Assessor, USDA-NRCS maps, NRD and various sources. Property sells without regard to acres. No warranty is expressed or implied as to the exact acres. Legal descriptions are subject to existing fence boundaries, land use trades or fence claims by others. As with all farm & ranch property, noxious weeds may be present on this property.

NRD - The Ranch is located in the Middle Niobrara & Upper Loup NRDs, and subject to any controls or regulations of the NRD.

Internet Bidding - To qualify as a bidder, **first** complete the required phone interview with Agri Affiliates, then set up an account, user name, and your password at www.proxibid.com/agri. Final registration **must be completed 48 hours prior to the auction**. You may also view the auction at www.proxibid.com. To view, click "Real Estate" and then "Agri Affiliates"; then select the auction you wish to view.

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.

Seller :

Hugh & Roberta Sherman Trusts
Teresa Layton, Trustee

Don Walker, Listing Agent - 308/764-7175

Dallas Dodson - 402/389-0319

John Childears 308/539-4450

**Mike Polk, Bruce Dodson, Chase Dodson, Brian Reynolds,
Brad Atkins, Tony Eggleston, Jerry Weaver**

308 / 534 - 9240 North Platte, Nebraska

Kearney Office 308/234-4969 Hastings Office 402/519-2777

www.agriaffiliates.com

Sherman Ranch - all in Cherry County, Nebraska

... is 30 miles south of Valentine, or 30 miles north of Thedford via US#83 to Mile Marker 178.5. Parcels are located west of the highway via Canvasback or Beaver Lake Roads. The Ranch is offered in parcels and as a Total Ranch, selling to the highest total bid. Contact Agri Affiliates for additional maps, information, and ranch inspection.

Parcel 1 : S1/2SE Sec 7; NESW, S1/2SW, SE, SENE Sec 8; SW, S1/2NW, SWSE Sec 9; NENE, NW, N1/2SW, NWSE Sec 17; NE, N1/2 SE Sec 18-T28N-R28W. 1,240 taxed acres. 2016 real estate taxes \$7,027. Excellent access on county gravel road to building site: 1977 - 1,400 sqft home; 2003 - 1,344 sqft home; 40x100 quonset; misc. outbuildings; large corral systems, calving sheds. Estimated 245 acres meadow along headwaters of Goose Creek; 995 acres combination range and building site. Good tree windbreaks, 3 wells, lake water, pipeline tanks for 3 pastures.



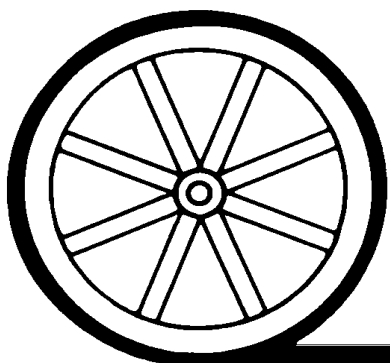
Parcel 2 : W1/2, N1/2NE, SWNE, N1/SE Sec 5; N1/2, N1/2S1/2, SESE Sec 6-T28N-R28W; S1/2SE Sec 31; S1/2S1/2, south 27 acres of N1/2SE Sec 32; S1/2S1/2 Sec 33-T29N-R28W; NE, E1/2NW, N1/2SE Sec 1 in T28N-R29W. 1,750.9 taxed acres. 2016 real estate taxes \$6,235. With estimated 110 acres meadow; 1,640 acres rangeland. 8 pastures with 7 wells and lake water.

Parcel 3 : E1/2, E1/2W1/2 Sec 3-T28N-R29W; E1/2, E1/2W1/2 Sec 35-T29N-R29W excluding a 5 acre tract. 947.8 taxed acres. 2016 real estate taxes \$3,530. Access via county road to the communication tower. All rangeland in 2 pastures, with 3 wells. (Monster Mulies are included).



Parcel 4 : W1/2 Sec 15; S1/2, S1/2N1/2 Sec 19; All Secs 20&21; N1/2N1/2 Sec 22; W1/2W1/2 Sec 27; E1/2, E1/2W1/2 Sec 28; W1/2NW, NWSW Sec 29; N1/2, N1/2S1/2 Sec 30-T29N-R29W; SESE Sec 14; E1/2E1/2, SWSE Sec 23; All Sec 24; N1/2, N1/2S1/2 Sec 25; NE, N1/2SE Sec 26-T29N-R30W. 5,085.6 taxed acres. 2016 real estate taxes \$19,123. All rangeland in 12 pastures, with 13 wells.

Total Ranch : 9,024.3 Taxed Acres



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...



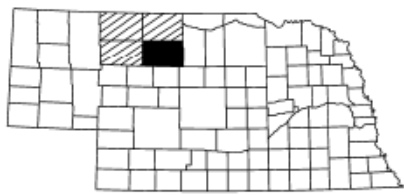
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PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

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Absolute Auction March 31, 2017

