

Minatare Range

Real Estate Auction

7,552 Acres Rangeland : 6,912 Deeded, 640 Lease
Scotts Bluff & Sioux Counties, Nebraska

1 PM MT Thursday, April 7, 2016 - Hampton Inn @ Scottsbluff, Nebraska



Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. The balance of the purchase price is payable in certified funds at Closing, May 17, 2016. There is no contingency for financing. Seller to convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property. Seller reserves the right to reject all bids less than \$425 per deeded acre, or \$2,938,000 total.

Possession - Full possession at Closing.

Taxes - 2015 real estate taxes paid by Seller; 2016 by Buyer.

Minerals - All mineral rights were severed by previous owners.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The range sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries.

NRD - The property is located in and subject to rules and regulations of the North Platte NRD.

Internet Bidding - To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at www.proxibid.com/agri. Your final approval as a bidder must be completed 48 hours prior to the auction.

Anyone may view the auction at www.proxibid.com, without registration. Click "Real Estate" then "Agri Affiliates"; then select the auction to view.

Seller : Diamond B Land & Cattle, Inc.

Listing Agents :

Bruce Dodson 308/539-4455

Mike Polk 308/539-4446

Don Walker - Dallas Dodson - Tony Eggleston

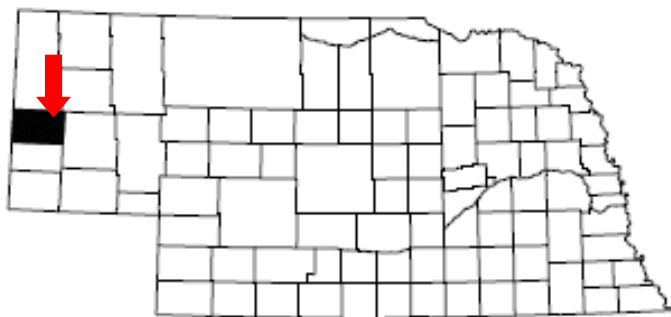
Chase Dodson - Roger Luehrs - John Childears - Jerry Weaver

North Platte 308 / 534 - 9240

Kearney Office 308/234-4969

Hastings Office 402/519-2777

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.



Procedures & Features

Minatare Range is located northeast of Scottsbluff, 3 miles north of Lake Minatare on Henderson Road. The auction is with Seller reserve at \$425 per deeded acre, or \$2,938,000 total. Title Insurance Commitment, Purchase Agreement, further information available from Agri Affiliates.

Legal Description : N1/2 Sec 14; All Secs 15, 21, 22, 24, 25, 26, 34, 35; E1/2, SW1/4 Sec 27-T24N-R54W; All Sec 30-T24N-R53W of the 6th PM, Sioux County, Nebraska. NE1/4, Part N1/2SE1/4, Part NE1/4SW1/4, Pt NW1/4 Sec 1-T23N-R54W of the 6th PM, Scotts Bluff County, Nebraska; together with BELF School Land lease #110825-21 on Sec 36-T24N-R54W.

Acreage : 6,912 deeded acres, plus 640 acres School lease.

Taxes : 2015 taxes payable in 2016 - \$18,811.

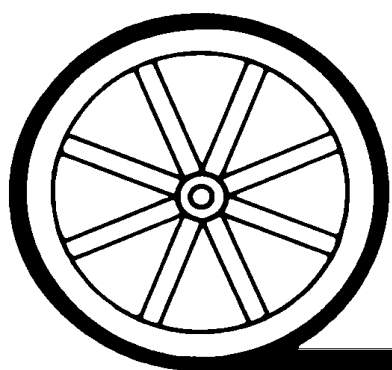
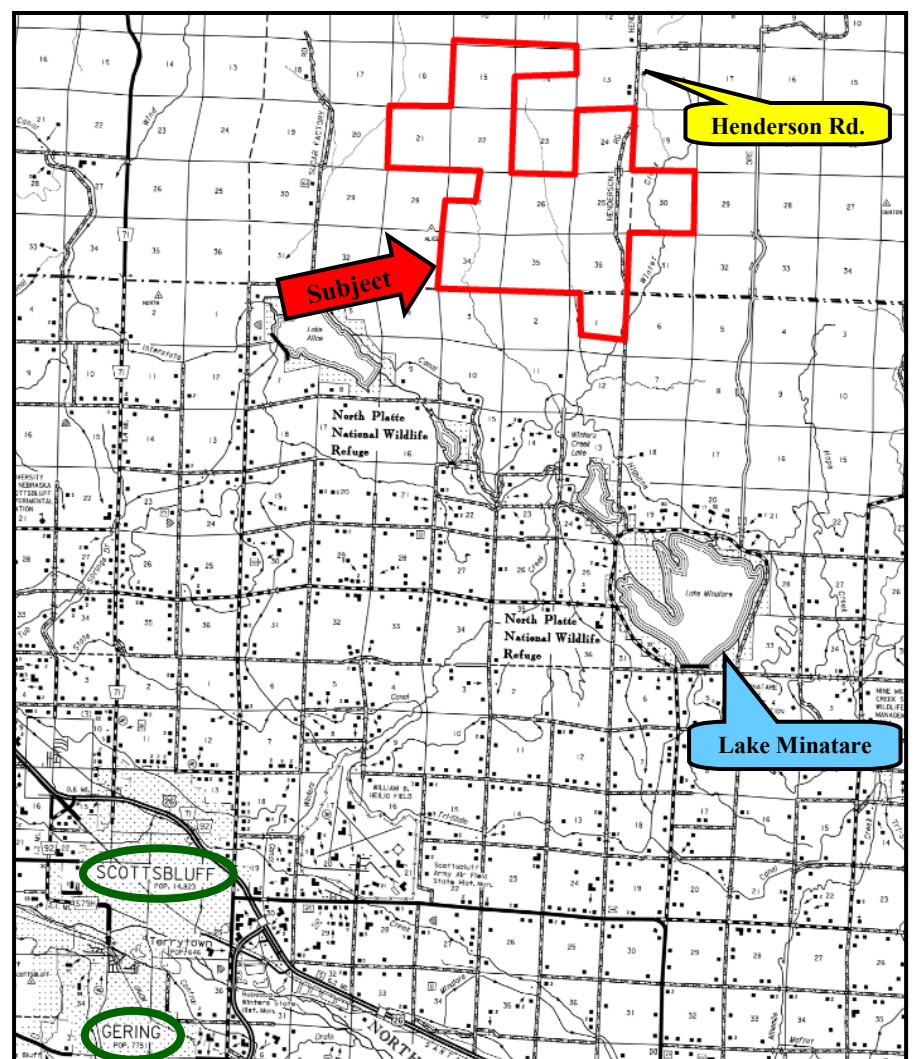
School Lease : through 12/31/21 with \$2,832 semi-annual rent.

Description : Excellent hardland range cross-fenced into 9 pastures. Very good livestock water -13 windmills and a solar well with bottomless tanks, 3 submersible wells with pipeline to 7 tanks. (total 21 water sites) Good access from Henderson Road bisecting eastern portions. Located 7 miles east and 9.5 miles north of Scottsbluff, Nebraska.

Thanks for your business !

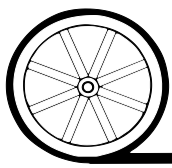
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Appraisal, Management, Real Estate Sales



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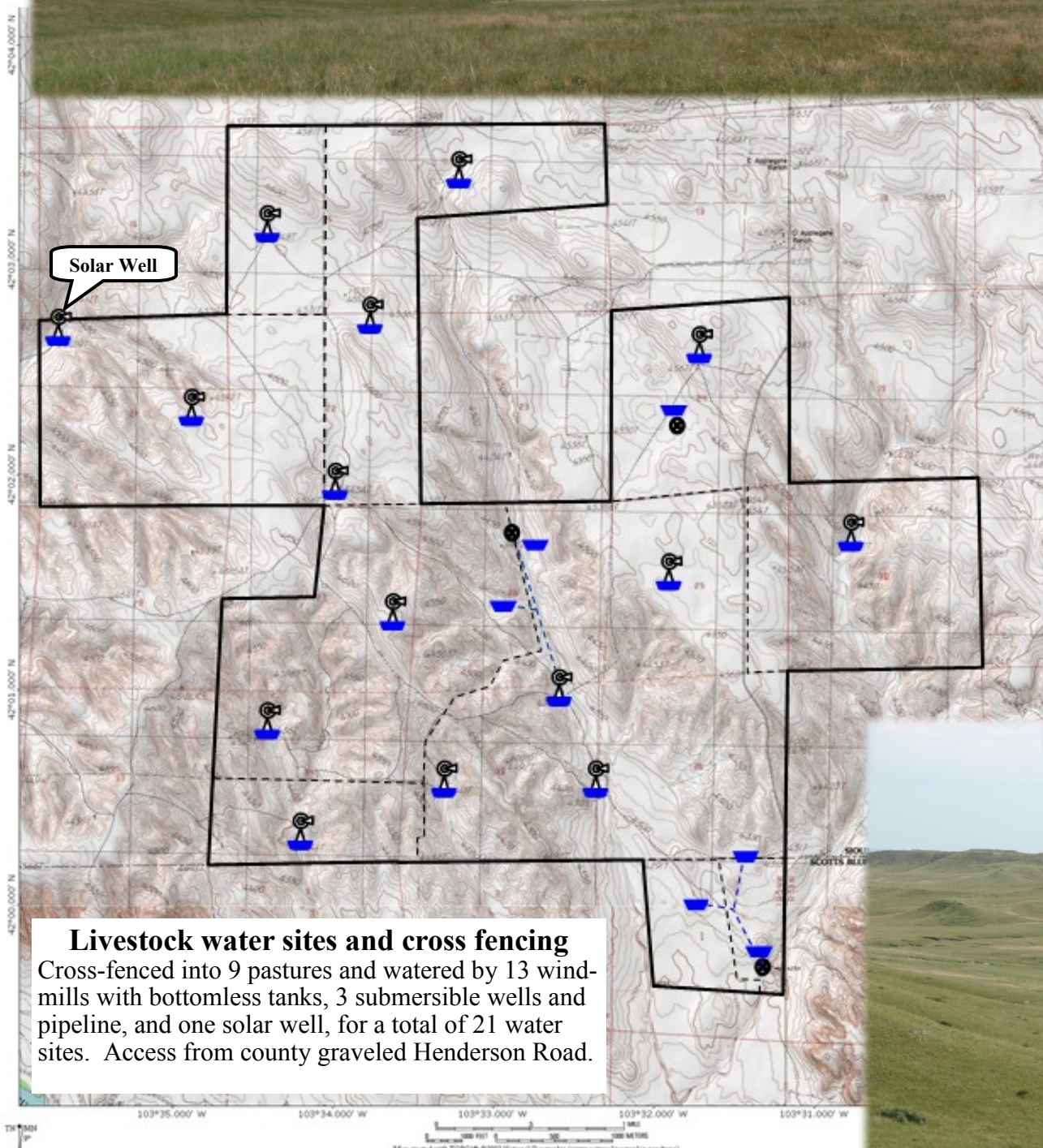
PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

Minatare Range
Auction April 7, 2016
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View aerial footage of the range at www.agriaffiliates.com



Livestock water sites and cross fencing
Cross-fenced into 9 pastures and watered by 13 windmills with bottomless tanks, 3 submersible wells and pipeline, and one solar well, for a total of 21 water sites. Access from county graveled Henderson Road.

