

Copley Pasture

1,984 Acres in 4 Parcels - south of Franklin, Nebraska

1 PM Tuesday, January 27, 2015 - Absolute Auction

Franklin County Ag Building - Fairgrounds in Franklin, 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 on March 3, 2015. There is no contingency for financing. Sellers will 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. The property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property.

Possession - Possession at Closing.

Taxes - 2014 real estate taxes paid by Seller; 2015 by Buyer.

Minerals - All Owned Oil, Gas, and Minerals pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The pasture 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.

USDA-FSA - Historic Base Acres pass to the Buyer for Parcel 4, subject to County FSA Committee approval. CRP Contract to Buyer with 100% of payments 2015-2020.

NRD - The property is located in and subject to the rules and regulations of the Lower Republican NRD.

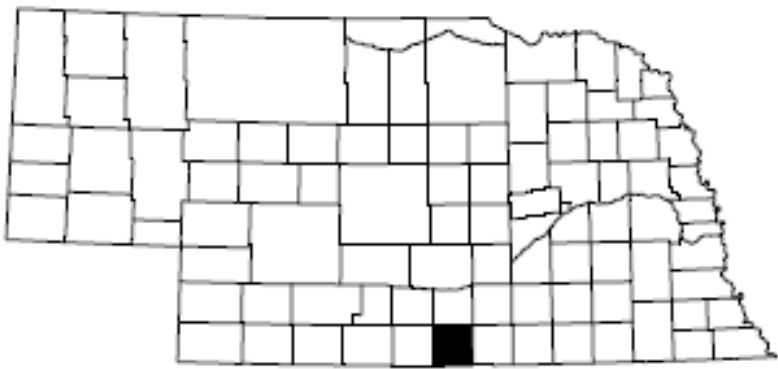
**Seller : May B. Copley Estate,
Stanley J. Copley Family Trust**

Listing Agent: Bart Woodward, Broker 308/233-4605
Bryan Danburg - Kent Richter
John Keeney - Dave Frost

Kearney 308 / 234 - 4969

Hastings Office 402/519-2777 Adam Pavelka
North Platte 308/534-9240

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.



Procedures

Copley Pasture is located 4 miles south of Franklin, Nebraska - divided by NE#10. It is comprised of excellent rangeland and offered as 4 parcels & 2 combinations. Title Insurance Commitment, Purchase Agreement, and additional information is available from Agri Affiliates.

Copley Pasture, Franklin County, sells at Absolute Auction.

Parcel 1: E1/2 Section 30-T1N-R14W, except a 3.51 acre surveyed tract. 309 tax assessed acres, 2014 real estate taxes \$3,755.

Bordered on the east by State Highway #10, and on the south by county gravel road. Hardland range with Nuckolls, Hobbs, Holdrege and Coly silt loams. Livestock water provided by an electric submersible well/pressure system; 1 dam, 3 ponds, and a site on pipeline from Parcel 2 well.

Parcel 2 : Part of E1/2 Section 31-T1N-R14W.

316 tax assessed acres, 2014 real estate taxes \$3,843.

Bordered on the east by State Highway #10, and on the north by county gravel road. Hardland range with silt loam soils, and livestock water provided by an electric submersible well/pressure system (1 site on Parcel 1); 2 dams, 2 ponds; intermittent Reams Creek.

Combination A: 625 Acres in Parcels 1&2

Parcel 3 : N1/2, SW1/4, part W1/2SE1/4 Section 32-T1N-R14W.

487.5 tax assessed acres, 2014 real estate taxes \$5,907.

Bordered on the west by State Highway #10, and on the south and east by minimum maintenance roads. Hardland range with silt loam soils, and livestock water provided by a well with electric pump jack; dam; several ponds; and heavily wooded, intermittent Reams Creek.

Parcel 4 : SE1/4, E1/2SW Section 20; all Section 29-T1N-R14W.

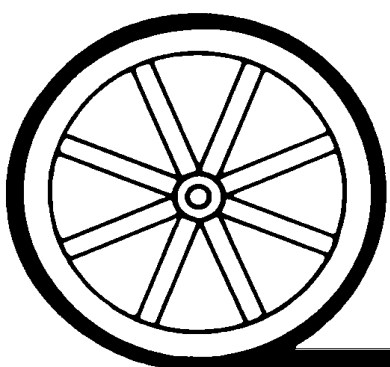
871 tax assessed acres, 2014 real estate taxes \$10,572.

Bordered on the west by State Highway #10, with minimum maintenance road on east. Hardland range with silt loam soils, and livestock water provided by 2 sites on the Lower Republican Rural Water District; four dams, including Copley Reservoir (registered water right A-19175), two ponds; heavily wooded, intermittent Reams Creek

Includes 139.5 acres cropland, all in grass, of which 46.6 acres CRP Contract through 9/30/2020 at \$2,850 per year. FSA Base to Buyer: 20.5 acres Grain Sorghum at 55 bu/acre; 39.5 acres Wheat at 33 bu/acre.

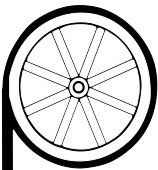
Combination B: 1,358.5 Acres in Parcels 3&4

**FOR ADDITIONAL INFORMATION PLEASE CONTACT THE
KEARNEY OFFICE**



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Auction January 27, 2015
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