



SANDHILLS RANGELAND

Real Estate Auction

1 Parcel - 1,290 Acres
Arthur County, Nebraska

1 PM Mountain Thursday, June 13, 2013 - Quality Inn & Suites, Exit 126, Ogallala

Procedures

This 1,290 acres of Sandhills Rangeland is offered at public auction by The Nature Conservancy. Seller reserves the right to reject any or all bids, but fully intends to sell. The Title Insurance Commitment and Purchase Agreement are available from Agri Affiliates prior to the auction. This is a Cash Sale, not contingent on financing. **Possession for 2013 grazing.**

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 or before July 2, 2013. Title to be conveyed by Special Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and Insured Closing shared 50/50 by Seller/Purchaser. The Seller pays Documentary Stamp Tax. The property sells subject to easements, rights-of-way, zoning, reservations, and restrictions of record; Free and clear of all liens. Property sells in as-is condition as to the physical property, and as to all matters of record. No warranty is expressed or implied as to the adequacy or condition of any portion of the property, for any use. Purchaser shall rely on their own inspection and investigation.

Possession - Full possession of the rangeland on Closing.

Taxes - 2012 taxes paid by the Seller; all 2013 taxes paid by Purchaser.

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

Acreages - Reported acreages were obtained from the County Assessor, FSA maps, NRD and various map sources. The property sells without regard to acres. No warranty is expressed or implied as to the exact acres. Legal description is subject to existing fence boundaries, land use trades or fence claims by third parties. As with all agricultural property, noxious weeds may be present on this property.

NRD - The property is located in the Twin Platte NRD, and subject to any controls or regulations of the NRD.

Information in our brochure 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 of Broker are acting as Agent of the Seller.

Seller : The Nature Conservancy

Mike Polk 308/539-4446

Dallas Dodson, Loren Johnson, Jerry Weaver
Greg Polk, Bruce Dodson, Roger Luehrs, Chase Dodson
Tony Eggleston, Appraiser / Salesman
John Childears, Broker

North Platte, Nebraska

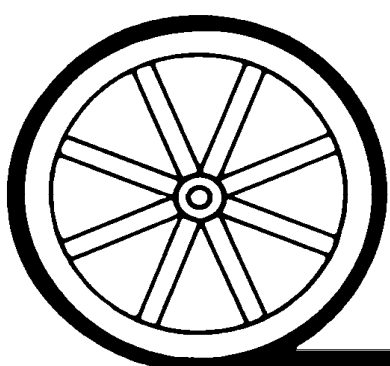
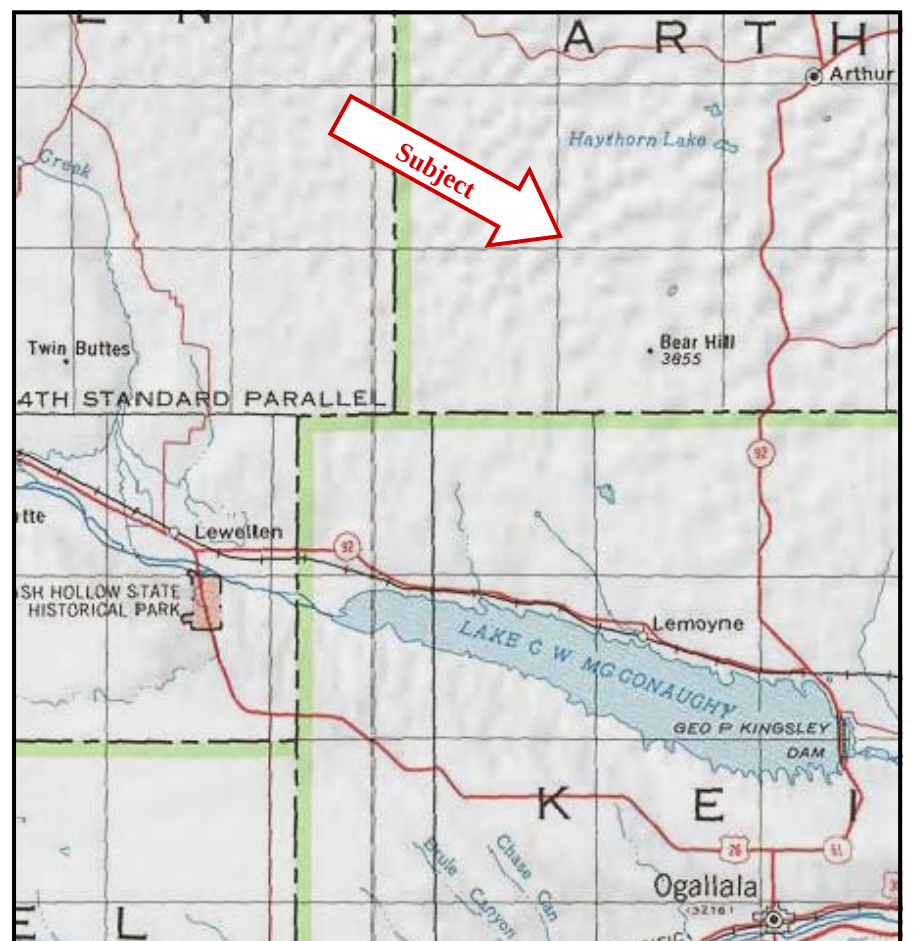
308 / 534 - 9240

www.agriaffiliates.com

This Sandhills Rangeland in Arthur County, Nebraska . . .

. . . has been utilized as a field laboratory by the University of Nebraska, and has not been grazed for several years. Excellent access is provided 7 miles west of NE#61 - #92 by Wilson Road, both oilmat and then county gravel to the north boundary. The 1,290 acres is offered as one parcel.

All Sections 31 & 32-T18N-R39W - 1,290 tax assessed acres. 2012 real estate taxes \$4,128. The property includes a high percentage of large, broad valleys with adjoining large sandhills. The range is well covered and in good condition. It includes 1 well/windmill in the center of the west section, near a small steel-clad building with full concrete floor. The boundary and cross-fence between the sections is older, in fair condition.



AGRI AFFILIATES, INC.

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

