

ABSOLUTE REAL ESTATE AUCTION

7,387.75+/- Acres of Garfield & Loup
County Sandhills Pasture & Rec./
River Frontage Near Calamus Reservoir

To Be Sold In
Four Tracts

Mon., March 18, 2013 • 1 p.m.

Sale Site: Burwell Legion Club, 657 G Street, Burwell, Nebraska



Land Location: Tract 1: Property lies directly east from the junction of Highways #183 & #96 on the north side of Highway #96. Tract 2: Continues east of Tract 1. Tract 3: Property lies directly east from the junction of Highway's #183 & #96 on the south side of Highway #96. Tract 4: From Highway #96 and Dry Creek Ave head north on Dry Creek Ave for 3 miles to the south line of Tract 4 lying on both sides of Dry Creek Ave and all marked by Wolf Auction signs.

Legal Description: **Tract 1:** S2SE4 of 22-23-18, S2SW4 23-23-18, Part of NE4 of 27-23-18; Part of the N2 26-23-18 Loup Co, NE. **Tract 2:** Part of the N2, Part of the S2 of 25-23-18, All exc 29.9 acres in SE4SE4 of 30-23-17, Part of the N2 of 31-23-17 Loup Co, NE. **Tract 3:** SE4; Part of the NE4; W2 East of row less 1.4 acres 27-23-18, Part of the S2 26-23-18, N2 east of row 34-23-18, N2 of 35-23-18, Part of the S2 of 25-23-18 Loup Co, NE. **Tract 4:** All of 15-23-17, All of 22-23-17, All of 23-23-17, All of 26-23-17, N2N2 of 35-23-17, All of 24-23-17, All of 25-23-17 Loup Co, NE. W2 of 30-23-16, All of 19-23-16 Garfield Co, NE.

Acres: Tract 1: 480+/- acres. Tract 2: 915+/- acres. Tract 3: 1,058+/- acres. (with full legal survey to be completed). Tract 4: 4,934.34+/- tax assessed acres.

Real Estate Tax Estimates: Tract 1: \$2,424.88. Tract 2: \$4,901.81. Tract 3: \$4,318.13. (Tract 1-3 estimated amounts for splits). Tract 4: \$23,458.60.

Sale Order: To be sold in four tracts and will not be sold as a whole.

School Land Lease Info: Lease #108858-16 expires December 31, 2016. It will be included in Tract #3 which will be available for the 2014 grazing season. 2013 rental rate is \$10,126.44. 720 rods of fence and 1 windmill make up \$7,635.00 worth of improvements paid to Gaylord's estate.

Water Info: Submersible wells at both building sites. Tract 1: Two windmills and Calamus River access. Tract 2: Two windmills and Gracie Creek access. Tract 3: Two windmills (school section has one windmill). Tract 4: Eleven windmills.

Improvements: Tract 4: Headquarters building site that includes a three bedroom, one bathroom home in good condition, with attached two stall garage, 25'x78' shop with four overhead doors, 20'x 100' cattle shed, 30'x 50' barn and other various outbuildings. Located on the east side of the road is a second remodeled home that has water damage, single unattached garage and 25'x 40' machine shed.

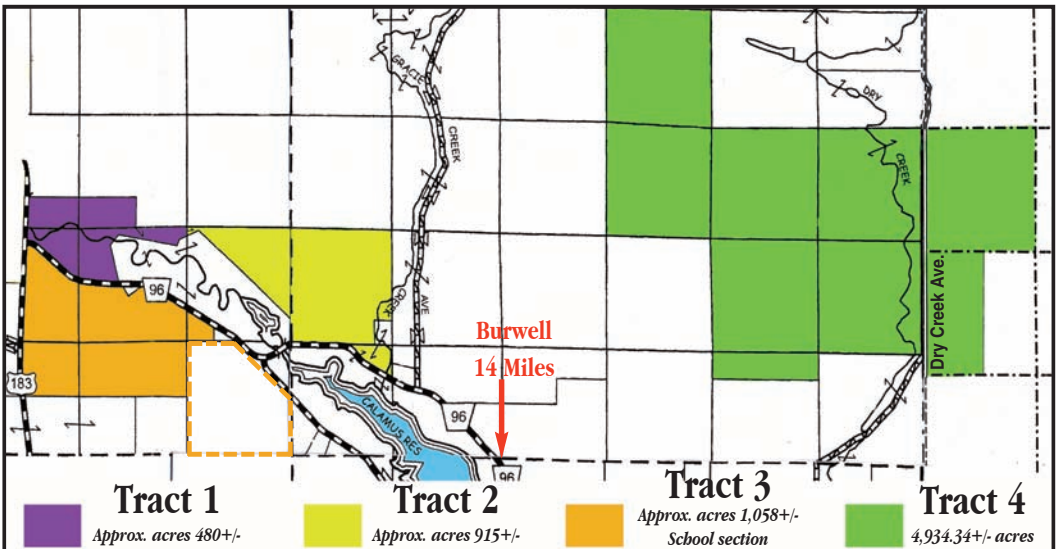
Broker's Comments: Please attend this absolute ranch auction for Gaylord and Alta Wallace. The Wallace family was true sand hill ranchers with an unconditional love for their cow herd and the sand hills. The west tracts offer some of Nebraska's best Calamus River frontage and scenic Gracie Creek frontage. All perfect for recreation and all types of hunting with waterfowl at the top! The east tract offers well cared for sand hills grazing with windbreaks, windmills and building sites.

Agency Clause: Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of the buyer.

Announcements: Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made day of the auction will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer. The auctioneer will not accept any absentee or telephone bids without prior approval. Owner and auctioneer not responsible for accidents.

Terms: 10% down the day of the auction with balance due at closing on or before April 18, 2013 with possession to Tracts 1 & 2. Possession will be October 15, 2013 for Tracts 3 & 4. Rental income on Tracts 3 & 4 will be given to the buyer. Title insurance premium and survey fee to be divided 50/50 between buyer and seller. 2012 Real Estate taxes will be paid by the seller. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing.

Gaylord Wallace Irrevocable Trust & The Heirs of Alta (McClimans) Wallace, Owners
Jeffery T. Peetz, Attorney • Marilyn (Wallace) Harris, Trustee



WOLF INC. AUCTION & REAL ESTATE

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