

The **LINENBRINK RANCH**



REAL ESTATE AUCTION

9,013 Acres selling at 1 PM Monday, October 15, 2012
at Peppermill Restaurant 502 E Highway #20, Valentine, Nebraska

Procedures

This auction of **Linenbrink Ranch** is subject to approval of the sale price by the Executor. The **9,013 Acres** are offered in separate parcels by State, and as a Total Unit. A Detailed Brochure; Title Insurance Commitment; 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 November 8, 2012. Executor will convey title by **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, restrictions of record; Free and clear of all liens. Property & 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.

Possession - Full possession of the ranch on Closing. Seller reserves the Nebraska Headquarters site for 45 days post Closing to conduct a personal property auction, and to remove those items by purchasers.

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

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

Acreages - Reported acreages were obtained from County Assessors Office, 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 Nebraska portion is located in the Middle Niobrara NRD, and subject to any controls or regulations of the NRD.

Contact Broker for Detailed Brochure / Maps

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

Seller : Nicholas Linenbrink Estate
Executors : Jim Linenbrink & Stan Kramer

South Dakota: John Childears, Broker
Bart Woodward, Broker

Dallas Dodson 402/389-0319

Mike Polk 308/539-4446

Loren Johnson, Jerry Weaver,
Bruce Dodson, Roger Luehrs
Tony Eggleston, Appraiser

North Platte, Nebraska
308 / 534 - 9240

www.agriaffiliates.com

The Linenbrink Ranch

in Cherry County, Nebraska & Bennett County, South Dakota . . .

. . . includes Sandhills rangeland & sub-irrigated meadow, with building improvements. Buildings are located on Parcel 1 which surrounds Eli, Nebraska with access by county oilmat road 1.5 miles north of US#20. Parcel 2 is located 3 miles north of Parcel 1 across the South Dakota State Line. Road access is 15 miles north of Parcel 1 by gravel road, or 21 miles southeast of Martin, county seat of Bennett County. Eli is 40 miles east of Gordon or 50 miles west of Valentine, the county seat of Cherry County. The Ranch is offered in 2 parcels, and as a Total Unit.

Parcel 1 : (Nebraska) 5,753.8 tax assessed acres in S1/2 Sec 3; All Sec 5 except NE1/4NE1/4; All Sec 6 except county road; All Sec 7 except Village of Eli and county road; All Sec 8 & 9; NW1/4, N1/2NE1/4, W1/2SW1/4 Sec 10-T34N-R35W; All Sec 1 north of RR ROW, except a 30 acre tract of building improvements; S1/2S1/2 Sec 2 west of RR ROW; S1/2SE1/4 Sec 3; N1/2 Sec 10 north of RR ROW; NW1/4 Sec 11 north of RR ROW; SE1/4, E1/2NE1/4 except county road Sec 12-T34N-R36W; All Sec 31 except county road-T35N-R35W of the 6th PM in Cherry County, Nebraska except Railroad Right of Way across the ranch.

5,508 acres Sandhills range cross-fenced into 11 main pastures, with 19 windmills plus Bear Creek in the west pasture. Numerous working traps surround the Headquarters site, and the corrals west of Eli. Headquarters site includes working facilities of alleys, squeeze and loading chutes. 190 acres sub-irrigated, and 40 acres upland meadow. Two meadow pumping stations are located west & southeast of the Headquarters (included in sale). Buildings include: nice 2,100 sqft Owners home, modular home, two steel implement buildings, block shop and corral system. This site is protected by an excellent treeline, with several calving lots.

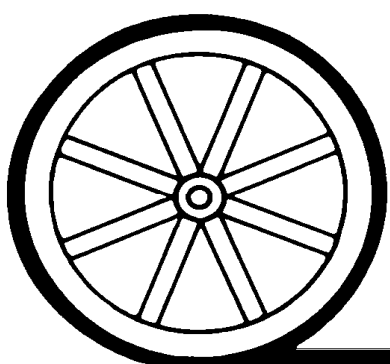
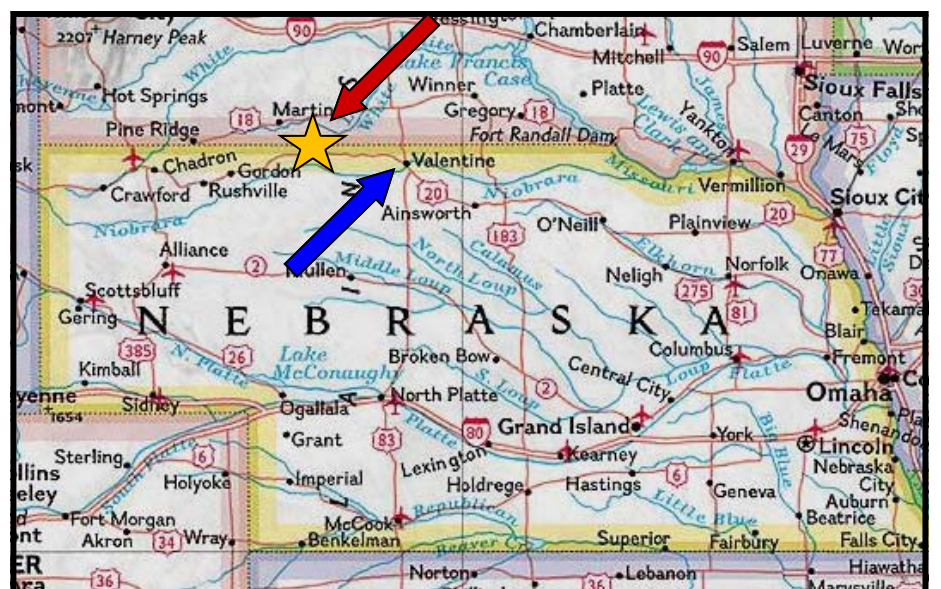
Parcel 2 : (South Dakota) 3,260 tax assessed acres in S1/2NW1/4, NE1/4NW1/4, SW1/4 Sec 3; SE1/4NE1/4, NW1/4, SE1/4, NE1/4SW1/4, W1/2NE1/4, W1/2SW1/4 Sec 4; NE1/4, N1/2SE1/4 Sec 5; E1/2 Sec 9; W1/2 Sec 10-T35N-R35W; SW1/4 Sec 26; SW1/4, S1/2SE1/4 Sec 27; S1/2 Sec 28; W1/2, NE1/4, W1/2SE1/4 Sec 33; N1/2NE1/4, NW1/4 Sec 34-T36N-R35W of the 6th PM, Bennett County, South Dakota.

3,025 acres Sandhills range cross-fenced into 5 main pastures, with 7 windmills plus earthen pond. 160 acres sub-irrigated, 60 acres upland meadow. A 15 acre site includes the corral system just off the county gravel road; alley, squeeze and loading chute are included. No buildings.

Total Unit (Nebraska & South Dakota) : 9,013 taxed acres.

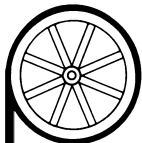
Personal Property Auction October 16 at the Ranch

www.muirheadauction.com



AGRI AFFILIATES, INC.

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



AGRI AFFILIATES, INC.

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

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

Farm & Ranch Management, Appraisals, Real Estate Sales

Pr Str Std
U.S. Postage
PAID
Permit No. 10
Ogallala, NE

9,013 Acre Linenbrink Ranch
Auction October 15, 2012
Personal Property October 16

The Contract

When two people meet an agreement made,
the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand,
on their word of honor they take their stand.

These days there are contracts all written out,
so there is nothing to dispute about.
But if a person won't stand on their word understood,
A piece of paper won't make it good.

Shalah



www.agriaffiliates.com

Personal Property Auction
October 16, 2012 at the Ranch, Eli

Large tonnage of meadow hay in round bales

Excellent line of modern tractors & hay equipment

Shop tools, equipment, supplies

Numerous ranch items

Sale conducted by Muirhead Auction Company
Brochure at www.muirheadauction.com
Dan & Dave Muirhead 308/987-2372 cell 325-4538

