

McGinley Rangeland

Real Estate Auction

Located 10 miles north of Lisco, Nebraska on County Road 155
4,025 acres Sandhills Range in 2 Parcels, plus 110 acres Pivot Irrigated
1 PM Tuesday, April 19, 2011 - Oshkosh Auditorium, Oshkosh

Procedures

McGinley Rangeland is offered as: 1) Two separate rangeland parcels; 2) A pivot irrigated parcel; 3) Combinations of those parcels; and 4) as a Total Unit. The Total Minimum Bid of \$1,240,000 is required, which converts the sale to an Absolute Auction - Selling to highest combined bid, with direct competition between parcels, combination, unit. Purchase Agreement and Title Insurance Commitment are available for your review from Agri Affiliates prior to the auction.

Terms & Conditions

Terms - Cash sale requires 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before May 10, 2011. **Purchase Agreement is not contingent on financing; if Purchaser fails to close by the Closing date due to financing, Seller may declare the Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; or at Seller's Option, Buyer shall pay interest on Purchase Price at 12% from the date of scheduled Closing until actual Closing.** Seller to convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and the Closing Protection Letter by the Title Company shared 50/50 by Seller/Purchaser. 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 the water rights, water availability, irrigation equipment.

Possession - At Closing.

Taxes - 2010 real estate taxes paid by Seller; 2011 paid by Purchaser.

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

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

USDA-FSA - Pivot irrigated portions do not include Base Acres.

NRD - The property is in the North Platte Natural Resource District; and subject to any rules & regulations of that district.

Survey - If the property sells in parcels, a survey will be completed for Parcel 1, and the boundary line flagged between Parcels 2 & 3. Cost of surveys will be shared 50/50 between Seller and Purchaser.

Seller : Joe McGinley

Contact Broker for Supplemental Brochure

Listing Agent : Mike Polk 308/539-4446

Jerry Weaver - Loren Johnson - Duane McClain - Bruce Dodson
Appraiser - Tony Eggleston
Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Gering Office 308/633-5505

Jerry Sloan & Roger Luehrs

Kearney Office 308/234-4969 Bart Woodward

www.agriaffiliates.com

McGinley Rangeland in T19N-R46W, Garden County, Nebraska . . . has excellent access by county gravel road 10 miles north of Lisco. The rangeland is fenced in a pie format, with cross-fences of two electric wires on fiberglass posts. Livestock wells include 4 elec submersible, 1 generator submersible, 2 solar, 1 windmill/generator submersible, plus 3 windmills. The pivot portion is fenced for grazing into three paddocks, with a submersible well; plus 60 HP electric well for the pivot. If Parcels 2&3 sell separate, Purchasers pay 50/50 cost of boundary fence.

Parcel 1: Surveyed tract in Secs 11&14. 135 taxed acres, 2010 taxes \$1,021 est. 110 acres pivot irrigated (grass), 25 acres rangeland corners. Registered Well G-047785 set in 2002 @ 750gpm @ 35psi; 60HP electric motor, Western Land Roller pump; 2002 Zimmatic Electric pivot.

Parcel 2: E1/2SE1/4 Sec 9, S1/2 Secs 10&11, all Secs 14&15, except fenced Parcel 1 above; reserving an access easement for benefit Parcel 3. 1,872 est. taxed acres, 2010 taxes \$5,327 est. All Sandhills rangeland in 7 paddocks; 2 submersible wells, windmill, solar well, windmill with submersible. Includes excellent steel corrals.

Combination A : Parcels 1 & 2 together

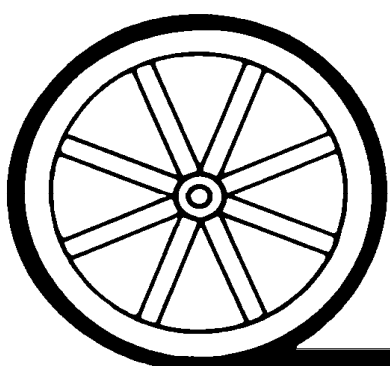
Parcel 3: All Secs 2&3, E1/2E1/2 Sec 4, E1/2NE1/4 Sec 9, N1/2 Secs 10&11; with access easement on Parcel 2. 2,153 est. taxed acres, 2010 taxes \$6,105 est. Sandhills rangeland in 6 paddocks; submersible well, solar well, submersible well with generator, 2 windmills.

Combination B : Parcels 2 & 3 together

Total Unit: 4,160 Acres - rangeland & pivot irrigated cropland

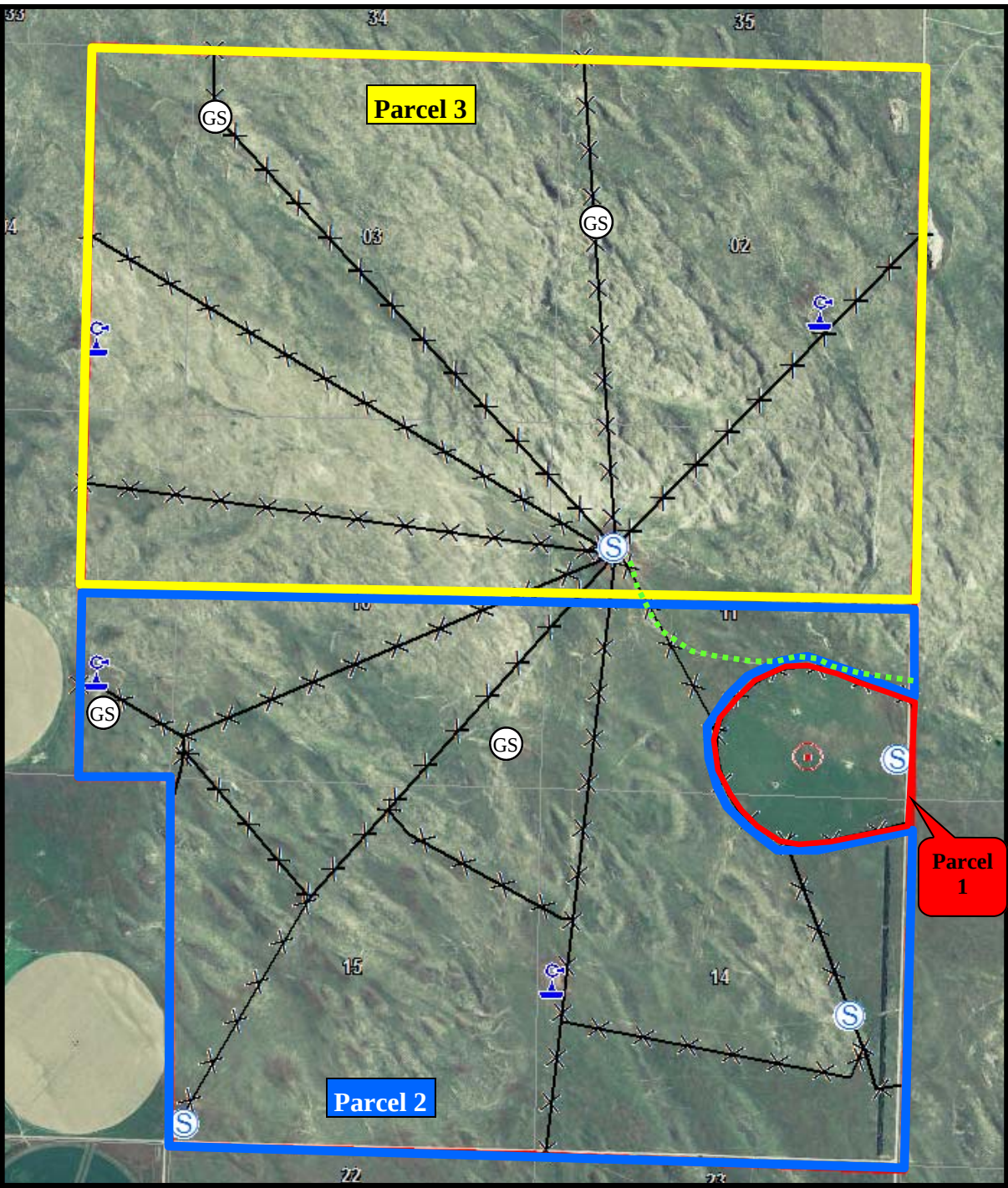
Total Minimum Bid: \$1,240,000

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 of Broker are acting as Agent of the Seller.



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



Symbol Key

Windmill	Submersible Well	Submersible Well / Generator
Fence	Pivot Point / Irrigation Well	Access Easement

