

ABSOLUTE REAL ESTATE AUCTION

1,079 Acres Snell Canyon Range / Recreation

1:30 PM Thursday, October 7, 2010

Auction to be held at Walker's Steak House, Gothenburg, NE

Procedures

Snell Canyon Range is offered in 3 separate parcels, plus Combination A (Parcels 1 & 2). This is an Absolute Auction on Parcel 1 & 2. Seller reserves the right to withdraw Parcel 3 from the auction on day of sale. If sold, Parcel 3 also sells at Absolute Auction. The Title Insurance Commitment and the Purchase Agreement are available prior to the auction from Agri Affiliates.

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 **October 20, 2010**. The Sellers 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. 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 or condition of any portion of the property, for any use.

Purchase Agreement will not be contingent on financing.

Possession - Full possession of the property at closing.

Taxes - 2010 real estate taxes shall be prorated to and including closing date. Taxes calculated based upon most recent levy available.

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

Acreages - Reported acreages were obtained from the Lincoln 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 and land use trades. As with all agricultural property, noxious weeds may be present on this rangeland.

NRD - This property is located in the Twin Platte/Middle Republican NRD, and subject to any controls or regulations.

Survey - Cost of survey for legal description of Parcel 2, and to flag east line of Parcel 3 to be shared 50/50 by the Seller/Purchaser.

Seller : Chad & Marilyn Rajdl

Snell Canyon Range / Recreation

In T11N-R28W Lincoln County, NE

Snell Canyon Range has good access on Snell Canyon Road (Parcels 1,2) and Government Pocket Road (Parcel 3). From Brady or Maxwell, the property is located 6 miles south of the Ft. McPherson Road on Snell Canyon Road. The property includes hardland canyon terrain with good grazing and excellent wildlife habitat. Hunting potential includes **deer, turkey, elk ...** Seller will provide water to the pipeline for 2011 grazing season for Parcels 1&2, Purchaser shall maintain pipeline & tanks; and provide water after 2011.

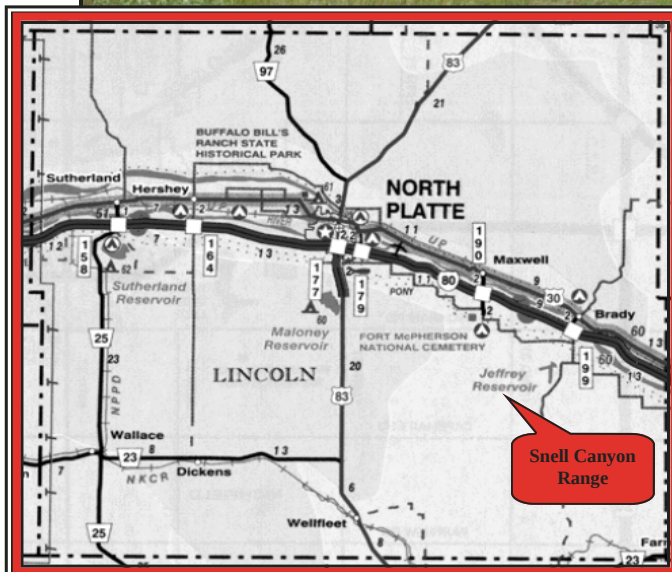
Parcel 1 : NE1/4, Pt. N1/2S1/2, and Pt. NW1/4 lying east of the county road in Section 24. Approximately 300 acres. Direct access from Snell Canyon Road. Fenced into 2 pastures. Stock water provided by the water pipeline with 2 tanks, and by stock dam.

Parcel 2 : NW1/4, Pt E1/2, and Pt SW1/4 Section 13. 504 tax assessed acres. Direct access from Snell Canyon Road. Fenced into 1 pasture. Stock water provided by the water pipeline and 2 tanks, 1 windmill, and by stock dams.

Combination A : Parcels 1 & 2 together, approximately 804 acres.

Parcel 3 : Pt. W1/2 Section 23 lying east of Government Pocket Road. Approximately 275 acres. Stock water provided by 1 windmill. Purchaser shall be responsible for 100% of materials and installation of an east boundary fence. Seller reserves the right to withdraw Parcel 3 from the auction on day of sale. If sold, Parcel 3 also sells at Absolute Auction.

Thanks for your interest in the Rajdl property



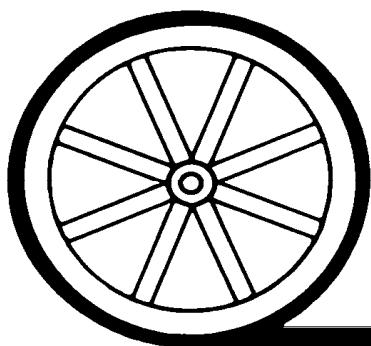
Duane McClain, Listing Agent 308/530-0221

**Bruce Dodson, Loren Johnson, Mike Polk,
Jerry Weaver, John Childears, Broker
Tony Eggleston, Appraiser**

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