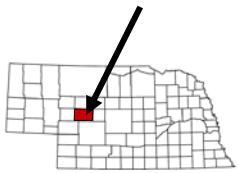


SANDHILLS REAL ESTATE AUCTION

8,340 ACRE DOYLE RANCH



1 PM Thursday, October 14, 2010
McPherson County Courthouse, Tryon, Nebraska

Procedures

Doyle Ranch is offered in 6 separate parcels, plus Combination A of Parcels 4A,B,C. As ordered by the Trust, this is an Absolute Auction. The Title Insurance Commitment & Purchase Agreement are available prior to the auction from Agri Affiliates. This is a Cash Sale. Please complete financing arrangements prior to the auction.

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 November 18, 2010. The Sellers will convey title by Trustee 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 and improvements sell in as-is condition. No warranty is expressed or implied as to adequacy or condition of any portion of the property, for any use. **Purchase Agreement will not be contingent on financing. If Purchaser fails to Close on the Closing date due to financing, Seller may either declare the Purchase Contract void, with Purchaser's earnest deposit forfeited to Seller; or at the Seller's Option, Buyer shall pay interest at the rate of 12% from the date of the scheduled Closing until actual Closing date.**

Possession - Full possession of the property on January 1, 2011.

Taxes - 2010 taxes paid by the Seller; all 2011 taxes by Purchaser.

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

Acreages - Reported acreages were obtained from the McPherson 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/Upper Loup NRD, and subject to any controls or regulations for irrigation purposes.

Seller : D.T. Doyle Trust

Leanne Anderson, Trust Officer
First National Bank North Platte

Doyle Ranch in McPherson County, Nebraska

Doyle Ranch has excellent access; parcels join good county gravel roads, with Parcels 2 & 4 bordering NE#92. Doyle Ranch is entirely Sandhills Rangeland; ranch is well fenced / cross-fenced; excellent water location by windmills. Range is well managed and in good condition.

Parcel 1 : E1/2SE1/4, SW1/4SE1/4, S1/2SW1/4 Sec 19; W1/2, W1/2E1/2 Sec 29; E1/2, E1/2W1/2 Sec 30; All Sec 31; W1/2 Sec 32-T19N-R30W; S1/2SE1/4 Sec 24-T19-R31W; NW1/4, W1/2NE1/4 Sec 5; NE1/4 Sec 6-T18N-R30W. 2,600 taxed acres, \$7,752 real estate taxes. Cross-fenced into 10 pastures with 7 windmills. Just off the 1 lane oil-mat, 4 miles north of Ringgold.

Parcel 2 : W1/2 Sec 18-T18N-R30W; SE1/4 Sec 12; All Sec 13-T18N-R31W. 1,120 taxed acres, \$3,330 real estate taxes. Cross-fenced into 3 pastures with 2 windmills. Southwest corner adjoins NE#92, county road on west side.

Parcel 3 : W1/2, SE1/4 Sec 5; E1/2 Sec 6-T17N-R30W; SE1/4 Sec 31; SW1/4 Section 32-T18N-R30W. 1,120 taxed acres, \$3,322 taxes. Has 1 pasture with 2 windmills. On gravel road 2.5 miles south of Ringgold.

Parcel 4A : S1/2 Sec 11; W1/2SW1/4 Sec 12; NW1/4NW1/4 Sec 13; N1/2NE1/4 and part N1/2NW1/4 Sec 14-T18N-R32W. 560 taxed acres, \$2,525 taxes. Cross-fenced, with tree lines around buildings; older brick home, outbuildings 1 south of Tryon. 3 pastures, 1 windmill, 1 sub well.

Parcel 4B : Part W1/2 Sec 14; all Sec 15; NE1/4, N1/2SE1/4 Sec 21; N1/2, SE1/4, N1/2SW1/4 Sec 22; W1/2, SW1/4SE1/4 Sec 23-T18N-R32W. 2,080 taxed acres, \$6,352 taxes. Cross-fenced into 4 pastures with 5 windmills.

Parcel 4C : S1/2, that part N1/2 South of NE#92 Sec 9; W1/2 Sec 10 in T18N-R32W. 860 taxed acres, \$2,577 taxes. 1 pasture, 2 windmills.

Combination A (Parcels 4A,B,C) : 3,500 taxed acres, \$11,454 taxes. Access from NE#92 and from county gravel road. Cross-fenced into 8 pastures, 8 windmills, 1 submersible. Older brick home, outbuildings.

Thank You for Your Interest in Doyle Ranch



Bruce Dodson, Listing Agent 308/539-4455

**Mike Polk, Loren Johnson, Duane McClain,
Jerry Weaver, John Childears, Broker
Tony Eggleston, Appraiser**

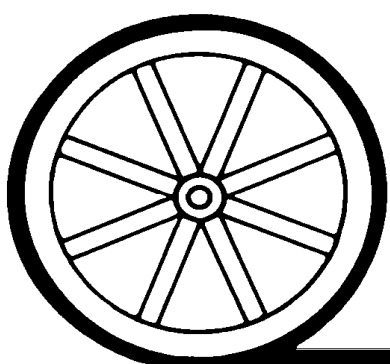
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