

LAND AUCTION

Hahler Trust — Lincoln County, NE

TUESDAY • MARCH 12, 2019

HOLIDAY INN EXPRESS

1:00 P.M. - 300 Holiday Frontage Rd.

TERMS & CONDITIONS

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price payable in certified funds at Closing on April 11, 2019. **There is no contingency for financing.** Seller to convey title by trustee's deed; with title insurance evidencing merchantable title. Cost of the title insurance and an insured closing by the Title Company will be shared 50/50 by Seller/Buyer. 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 of any portion of the property.

Possession - Subject to 2019 crop lease. Copy of lease available upon request.

Taxes - 2018 real estate taxes paid by Seller; all 2019 by Buyer.

Minerals - All owned oil, gas, and mineral rights pass to Buyer.

Acreages - No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

Internet Bidding - To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at www.proxibid.com/agri. Your final approval as a bidder must be completed 48 hours prior to the auction. Successful internet Buyer pays 1% commission to Proxibid, up to \$5,000 total per tract. Anyone may view the auction at www.proxibid.com, without registration. Click "Real Estate" then "Agri Affiliates"; then select the auction to view.

PROCEDURES

Real estate Auction with Seller Reserve for the Hahler Trust. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

Location - Property is located between the Hampton Inn and Iron Eagle Golf Course along the South Platte River.

Legal Description - The following is a brief legal description used by the County Assessor. Full legal description provided in the Preliminary Title Commitment is available upon request:

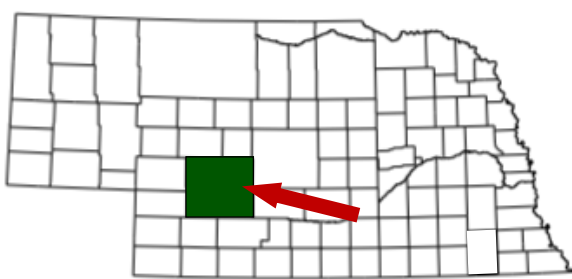
West Tract - Part of Lot 1 - Sec. 9-T13N-30W, estimated 35+ acres, plus accretions;

East Tract: Lots 3 & 4 Sec. 10-T13N-R30W, estimated 48+ acres, plus accretions.

Each tract will be offered separately with no combination of tracts.

Zoning - Both tracts are currently zoned agricultural, and located in an area of active development.

Development Opportunities Commercial / Recreational



SELLER

Hahler Trust

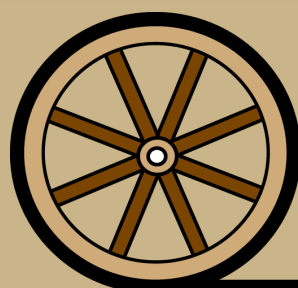
LISTING AGENTS

Tony Eggleston 308.530.6200

Bruce Dodson 308.539.4455

John Childears, Mike Polk, Chase Dodson, Brian Reynolds

agriaffiliates.com



AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE

P.O. Box 1166

401 Halligan Drive

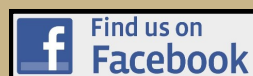
North Platte, NE 69103

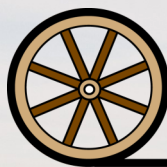
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





AGRI AFFILIATES
Providing Farm - Ranch Real Estate Services

P.O. Box 1166 401 Halligan Dr. North Platte, NE 69103

LAND AUCTION

"Agri Affiliates - always striving to exceed client expectations."



**- 2 TRACTS -
DEVELOPMENT POTENTIAL**
North Platte - Nebraska
Located between the Hampton Inn
And Iron Eagle Golf Course

