

REAL ESTATE AUCTION

Cow Range - Elk Habitat

1:00 PM Thursday April 18, 2019

Holiday Inn Express in North Platte, Nebraska

1,920 Acres plus School Section

Terms & Conditions

Terms - 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 May 14, 2019 or earlier at Buyers choice. **There is no contingency for financing.** Seller to convey title by warranty deed; title insurance evidencing merchantable title. Cost of 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.

This auction is at Seller Reserve based on \$775 per acre. Both ownerships must sell or neither sell.

Possession - Full possession at closing on May 14, 2019; or at earlier date at request of Buyer.

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

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

Acreages - Reported acreages were obtained from the County USDA-FSA office and the County Assessor. No warranty is expressed or implied as to exact acres included in the parcels. Legal descriptions subject to existing fence and field boundaries.

NRD - The property is located in and subject to rules and regulations of the Twin Platte Natural Resources District.

Internet Bidding - If you wish to qualify as an internet bidder, first complete the 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. Anyone may view the auction at www.proxibid.com without registration. Click on "Real Estate" then "Agri Affiliates"; then select the auction.

Sellers:

**Christine Miller, and
Lunkwitz Land & Cattle Co**

Listing Agent:

John Childears 308/539-4450

Mike Polk 308/539-4446

Don Walker, Dallas Dodson, Bruce Dodson, Chase Dodson

Tony Eggleston, Brad Atkins, Brian Reynolds

www.agriaffiliates.com

Offices in North Platte, Kearney, Arnold, McCook, Hastings

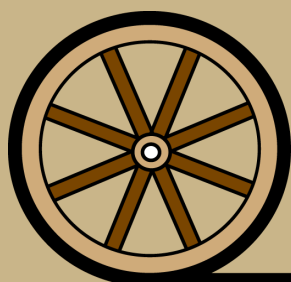
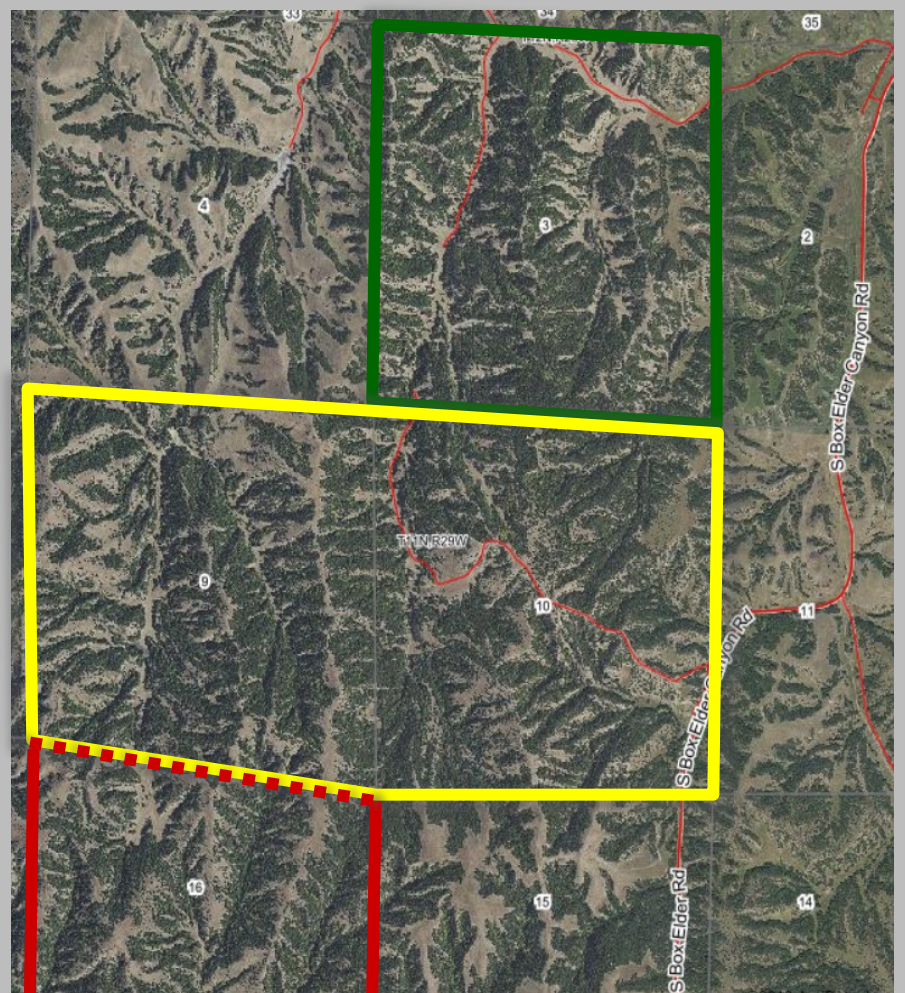
Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.

Procedures

Real estate Auction with Seller Reserve at \$775 per acre.

This canyon rangeland is in southwest Nebraska, in the Loess Hills just southeast of North Platte. At the crosspoint of I-80 and US#83, North Platte also includes Lee Bird Field with an 8,000 foot runway. Access to the property is by good county gravel road 20 miles southeast of North Platte via Box Elder Road. This road clips the southeast corner of the property, 2 miles northwest of the Wapiti State Wildlife Management Area. This excellent access leaves the property private and secure from trespass.

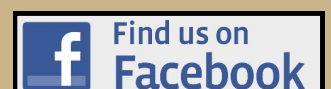
Cow Rangeland - Elk Habitat



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240



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.

Real Estate Auction
1,920 Acres + School Section

April 18, 2019
North Platte, Nebraska

www.agriaffiliates.com

