

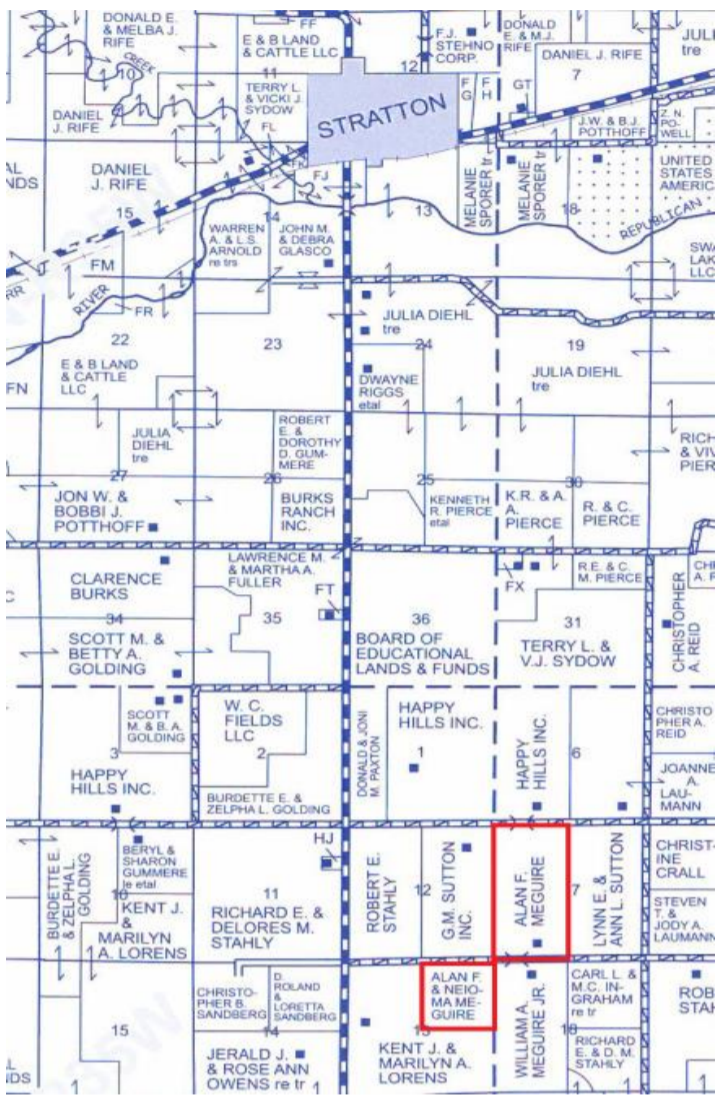
480 +/- Acres Hitchcock County, NE

FARM LAND AUCTION

Auction Location: Veteran's Memorial Hall, Stratton, NE
Date & Time: Thursday, November 10, 2016 at 10:00 A.M. CT

SELLER: *Alan & Neiloma Meguire*

LOCATION MAP



LEGAL DESCRIPTION: Tract 1: West 1/2 7-1-34, 317 Acres
Tract 2: NW 1/4 13-1-35, 163 Acres

DRYLAND PASTURE: 100 Acres

DRYLAND FARMGROUND: 380 Acres

BUILDING SITE: Steel 24x24 Building with domestic water well

MANNER OF SALE: This real estate will be offered as "Multi-Parcel" auction in 2 tracts and in combination of tracts 1 and 2. It will be sold in the manner that produces the highest aggregate bid.

CLOSING: Closing will be on or before December 12, 2016

MINERALS: Seller to retain 1/2 of all mineral rights owned by seller for 20 years, or as long as production would continue.

REAL ESTATE TAXES: Seller to pay all taxes and assessments for 2016 and prior years.

POSSESSION: At closing - subject to tenant rights of cornstalk use until Feb. 1, 2017 and harvest of planted wheat acres.

ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER ALL MATERIAL OR ANY ORAL STATEMENTS PREVIOUSLY MADE

TERMS: 10% down day of sale, with the balance to be paid on or before December 12, 2016 or upon such terms as may be acceptable to the seller. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by the Gateway Realty of McCook, Inc. company in their trust account or by an identified Title/Escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction so the Buyer(s) are capable of paying cash at closing. The property sells in "AS IS" condition. No warranty is expressed or implied as to adequacy of any portion of the property for any use.

ACREAGE: Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA and county assessor figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres or county assessor acreages. The tracts sell without regard to acres. No warranty is expressed or implied as to exact acres.

EASEMENT: This sale is subject to all rights-of-way, reservations, restrictions and easements whether recorded or not and all visible easements.

EVIDENCE OF TITLE: Seller will provide Title Insurance to the Buyer(s) in the amount of the purchase price with the premium and escrow to be paid one-half (1/2) by the buyer(s) and one-half (1/2) by the seller. Title evidence will be provided on sale day. Buyer(s) may close as soon as closing documents are prepared - no later than December 22, 2016.

ACCEPTANCE OF BIDS: The successful bidder(s) will be required to enter into a Gateway Realty of McCook, Inc., purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Gateway Realty of McCook, Inc., its agents or representatives are making any warranties about the property, either expressed or implied.

SURVEY: If needed Tract #1 west division property line. The buyer will be responsible for the survey.

Buyer Information Meeting:
October 27, 2016
10:00 AM - On Site

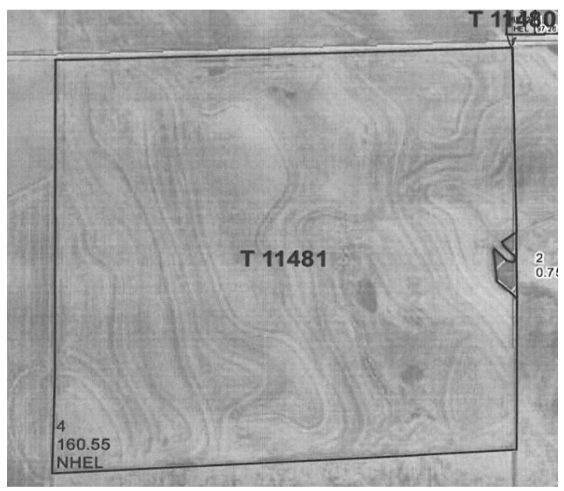
Tract 1



- 160 acres planted wheat - Renter will harvest and retain 2/3 crop; 1/3 will go to buyer. 1/3 chemical and fertilizer cost will be passed to the buyer at closing.
- 66 acres sprayed wheat stubble with fall spraying cost passed to buyer at closing.
- 98 acres native pasture - good fence and water well.

Total Acres Tract 1 = 317 + 3 acres Roadway & Building Site

Tract 2



- 160+ acres cornstalks. Renter retains pasture of residue until February 1st, 2017.

Total Acres Tract 2 = 160+



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AGENCY: Gateway Realty of McCook, Inc., Its agents and representatives are exclusive agents of the seller. This information is believed to be correct, but not guaranteed.