

416.42 +/- Acres Red Willow County, NE

ABSOLUTE FARM LAND AUCTION

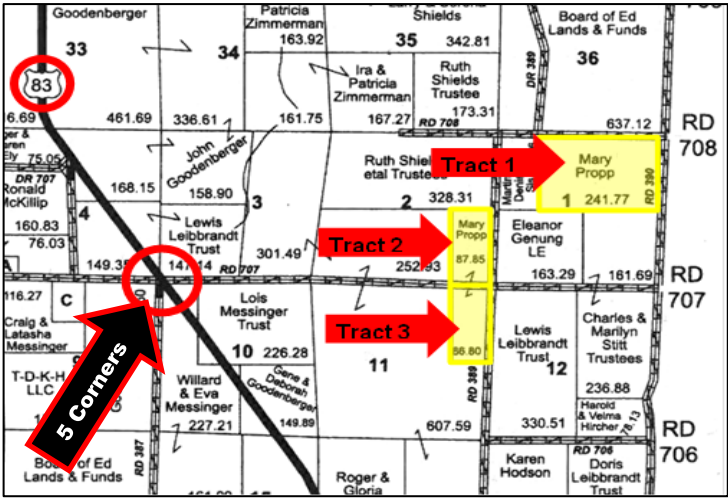
Auction Location: Community Building, Red Willow County Fairgrounds, McCook, NE

Date & Time: Tuesday, November 24, 2015 at 10:00 A.M. CT

SELLER: *Mary A. Propp*

LEGAL DESCRIPTION: NE 1/4 & E 1/2 NW 1/4 Section 1; E 1/2 SE 1/4 Section 2; and E 1/2 NE 1/4 Section 11 all in TIN, R29W of the 6th P.M. Red Willow County, Nebraska

Location Map



MANNER OF SALE: This real estate will be offered as "Multi-Parcel" auction in 3 tracts and in combination of tracts 1, 2, 3. It will be sold in the manner that produces the highest aggregate bid.

TERMS: 10% down day of sale, with the balance to be paid on or before December 22, 2015 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.

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

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

CLOSING: Closing will be on or before December 22, 2015

REAL ESTATE TAXES: Seller to pay all taxes and assessments for 2015 and prior years.

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, 2015.

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.

FENCES: If needed will be shared 50/50 between buyer and owner of adjoining property according to Nebraska law.

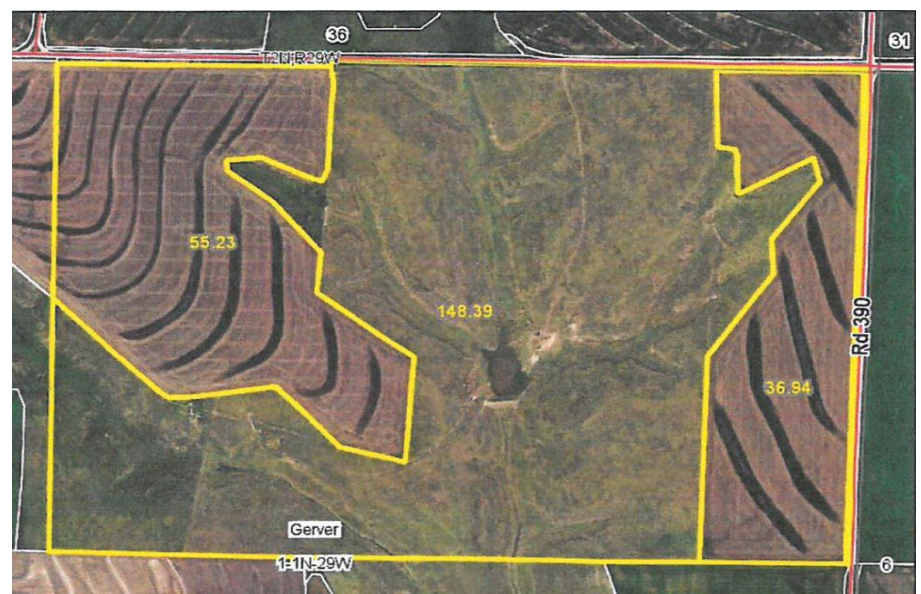
WHEAT BASES: If sold in separate tracts, will be determined by the FSA office.

LAND USE, TAXES & BASES:

| Tract # | Auction Acres | Cropland Acres | Grass Acres | Wheat Base/YLD | 2014 Taxes |
|---------|---------------|----------------|-------------|----------------|------------|
| 1 | 241.77 | 92.17 | 148.39 | | \$2,672.58 |
| 2 | 87.85 | 61.97 | 24.22 | | \$1,310.36 |
| 3 | 86.8 | 56.97 | 29.04 | | \$1,215.56 |
| Combo | 416.42 | 211.11 | 201.65 | 208.4/51 | \$5,198.50 |

POSSESSION: All the cropland is growing wheat. Buyer to receive 1/3 share of the 2016 wheat and will receive possession immediately after wheat is harvested in 2016. Possession of grassland March 1, 2016.

NE1/4 & E1/2 NW1/4 1-1-29



Tract 1

E1/2 SE1/4 2-1-29



Tract 2

E1/2 NE1/4 11-1-29



Tract 3



REALTY OF MCCOOK, INC
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Keith Arterburn - Agent - 308-345-1793 or 308-350-0081
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