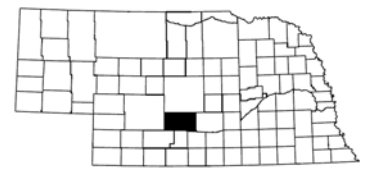


Real Estate Auction

McNulty Farm



View our Current Listings

617 Acres in 3 Parcels : Irrigated Cropland (Pivot Potential), Rangeland, House Site

1 PM Thursday, August 29, 2013 in Chipley Hall at 144 East 8th Street, Cozad, Nebraska

Procedures

McNulty Farm is offered at Public Auction where Seller reserves the right to reject all bids. The farm includes 3 Parcels, and Combination A. Excellent access is six miles north, three east of Cozad, off both US#30 and I-80. Purchase Agreement, Title Insurance Commitment, and additional information is available from Agri Affiliates.

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 is payable in certified funds at Closing on September 19, 2013. There is no contingency for financing. Sellers will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and an Insured Closing by the Title Company 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 adequacy of water rights, water availability, irrigation equipment, or buildings improvements.

Possession - Full possession at Closing, subject to 2013 Farm Lease ending 2/28/2014. All rents reserved by Seller.

Taxes - 2013 real estate taxes paid by Seller; 2014 by Buyer.

Minerals - All Owned Oil, Gas, and Minerals pass to Buyer.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The Parcels sell without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries.

USDA-FSA - Historic Base Acres pass to Buyer by parcel, subject to County FSA Committee approval.

NRD - The property is located in and subject to rules and regulations of the Central Platte NRD.

Sellers :

Phyllis Stevenson; Janet Hand; Corwin Koch; Ralph McNulty

Listing Agent : Tony Eggleston 308/530-6200

Mike Polk - Jerry Weaver - Loren Johnson

Bruce Dodson - Chase Dodson

Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Kearney Office 308/234-4969 Hastings Office 402/519-2777



Parcels

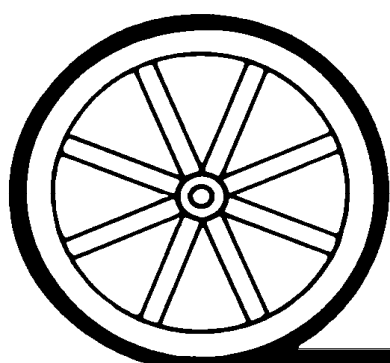
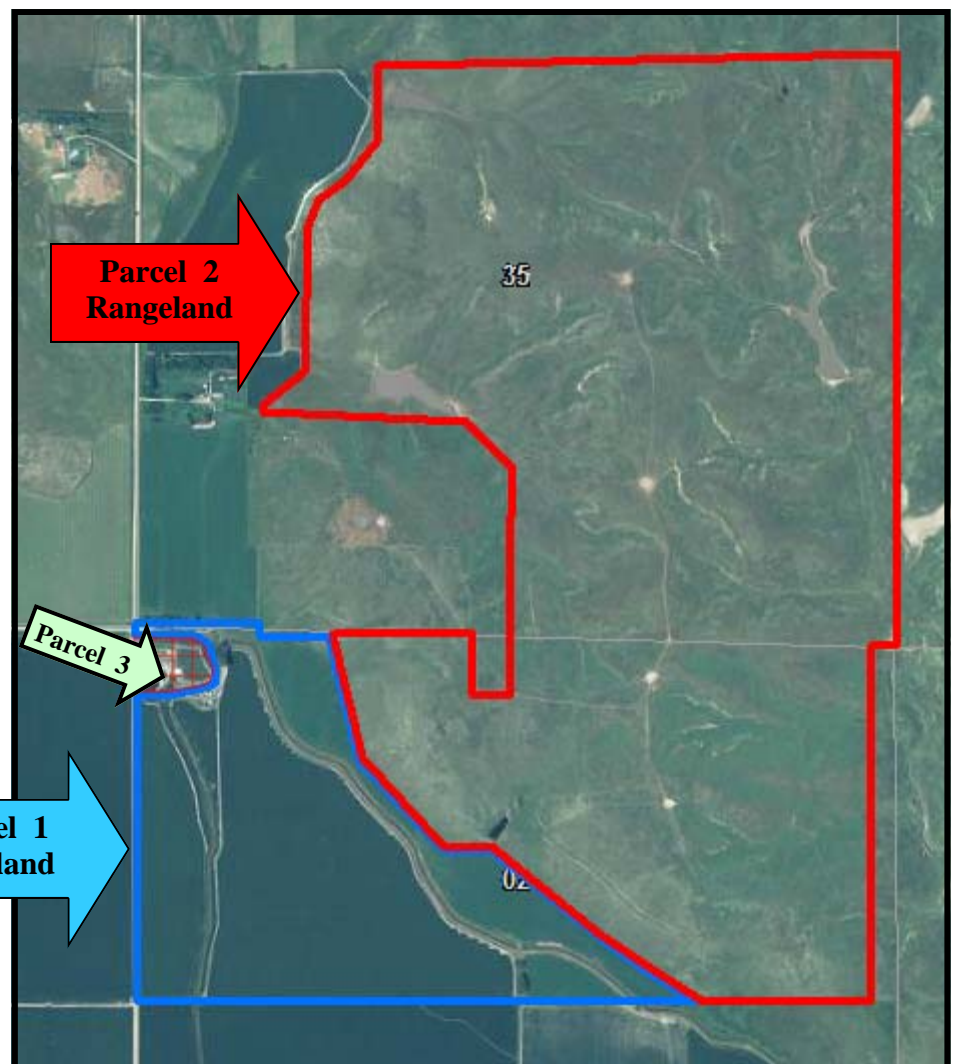
Parcel 1: A tract in N1/2 Section 2, subject to an access easement, except a building site and except the deeded Gothenburg Canal in T11N-R23W; estimated 118 tax assessed acres, estimated 2012 Taxes \$3,370. FSA shows 124 cropland acres: 28 acres non-irrigated, 88 acres surface rights in Gothenburg Canal for gravity irrigated. Does not include any irrigation equipment (Tenant owned). Irrigated soils Hord & Cozad silt loams : 55% Class I, 45% Class II; dryland Class II & III. Corn Base 72 acres - 134 bu. direct, 164 bu. counter. 9,000 and 5,500 bu grain bins, corn crib.

Parcel 2: A tract in S1/2N1/2 and S1/2 Sec 35-T12N-R23W; and a tract in N1/2 Sec 2-T11N-R23W together with 2 access easements; estimated 496 tax assessed acres, 2012 Taxes \$3,810. Rangeland soils predominantly Uly & Coly silt loams. Stock water currently provided by a well on adjoining property for 2013 only. Buyer shall receive a credit at Closing of \$10,000 to develop a well for the existing pipeline to 4 tanks.

Combination A: Parcels 1 & 2 = 614 tax assessed acres.

Parcel 3: A surveyed site in the northwest corner Sec 2-T11N-R23W; 3 plus acres, estimated 2012 Taxes \$1,290. House - 1,970 sqft: 3 bedroom, 1.5 bath, kitchen, family/dining, great room. Attached garage, shop, barn, outbuildings. Note - part of the grey-water system is direct discharge and will need to be re-routed to the sewer system. Large garden area or room for an arena or livestock buildings. Mature cottonwoods for shade.

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.



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

