

Big Mac
SOLD
 Real Estate Auction
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 Offering 611 acres at Lake McConaughy in 6 Parcels
 1:00 PM MST * March 31, 2009 * Grey Goose Lodge - Ogallala, NE

Procedures

Frahm Property sells at Public Auction based on the receipt of the minimum bid. Supplemental Brochure, Title Insurance Commitment & Purchase Agreement are available from Agri Affiliates for your review prior to the auction. Call 308-534-9240

Terms & Conditions

Terms - This cash sale requires 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of purchase price is payable in certified funds at Closing on or before April 30, 2009. Seller will convey title by Warranty Deed; with 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. Property sells in as-is condition; No warranty is expressed or implied as to the adequacy of fencing, livestock water, range condition. **The Purchase Agreement will not be contingent on financing. If the Buyer fails to Close on the Closing date due to financing, the Seller may declare the Purchase Contract void, with the Buyer's earnest deposit forfeited to Seller; or at the Seller's Option, Buyer shall pay interest at the rate of 12% from the date of scheduled Closing until the actual Closing date.**

Possession - Full possession of the property will be given at Closing.

Taxes - 2008 real estate taxes will be paid by Seller. Parcel 1 2009 real estate taxes to be prorated to closing, all other parcels 2009 real estate taxes shall be paid by Buyer.

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

FSA Information - 2009 and later CRP payments to pass to Buyer.

Acres - Keith County Assessor's office indicates 611.09 taxed acres. The property sells without regard to acres. No warranty is expressed or implied as to the exact acres. Legal descriptions are subject to existing fence and field boundaries, and land use trades if any.

NRD - These parcels are located in the Twin Platte Natural Resource District and subject to any controls or regulations.

Survey - Any required boundary surveys for Parcels 1, 2, or 3 shall be shared and paid by the Buyers of those parcels.

Sellers: Ivan W. Frahm Family Trust & Irene L. Frahm Estate

Information contained in this brochure has been 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. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents of Broker are acting as agent of the Seller. All maps are approximations only, to be used as a general guideline, and not intended as survey accurate.

Duane McClain, Listing Agent 308/530-0221

Mike Polk, Loren Johnson, Bruce Dodson
 Jerry Sloan, Jerry Weaver - Broker John Childears
 Tony Eggleston - Appraiser

North Platte, Nebraska - 308/534-9240

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AGRI AFFILIATES, INC.

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Frahm Lake McConaughy Property

This property has excellent access, with oiled road on the east border. It is located from Ogallala, 1 mile north of the old Hwy 61 & Hwy 26 intersection. Parcels 5 & 6 join the boundary of the Lake McConaughy CNPPID ROW, with excellent views and strong development potential. Any required boundary surveys involving Parcels 1, 2, or 3 shall be shared and paid by the Buyers of those parcels. Buyers of any adjoining parcels in this sale shall share the cost of any boundary fences that they desire.

Parcel 1 (Home and acreage) - A surveyed tract in SENE & NESE of Section 13-T14N-R39W, subject to an access easement along the east boundary for the benefit of Parcel 2; together with an access easement along the east boundary of Parcel 3 for the benefit of Parcels 1 & 2. Consisting of approximately 14 acres. Approximate 2008 real estate tax \$1,850. Early 80's Modular home, with 2 bdrms, 1 bath; a 72'x40' Farmstead steel building with full concrete floor, horse barn, grain bins & other out buildings. Parcel 1 will be shown by appointment only. However, please watch for "Open House" showings to be advertised in the Ogallala paper.
Minimum Bid—\$75,000

Parcel 2 - NE1/4 except the Parcel 1 tract in Section 13-T14N-R39W, together with an access easement along the east boundary of Parcels 1 & 3. Approximately 153 taxed acres of rangeland. 2008 real estate tax \$510. Stock water provided by submersible well in the SE corner. If this parcel sells separately, please see survey & fence requirements above.
Minimum Bid—\$45,000

Combination A: Parcels 1 & 2 together. **Minimum Bid—\$120,000**

Parcel 3 - SE1/4 except the Parcel 1 tract in Section 13-T14N-R39W, subject to an access easement along the east boundary for the benefit of Parcels 1 & 2. Approximately 154 taxed acres. 2008 real estate taxes \$705. 118 acres in CRP contract ending October 2009, \$3,819 annual payment. 8.6 acres CRP contract ending October 2013, \$267 annual payment Balance of this parcel is rangeland. County gravel road access along the south boundary. Any fencing shall be shared evenly between Buyers. An access easement will be provided along the east boundary of this parcel for the benefit of Parcels 1 & 2. If this parcel sells separately, please see survey & fence requirements above.
Minimum Bid—\$45,000

Unit 1: Parcels 1, 2 & 3 together. **Minimum Bid—\$165,000**

Parcel 4 - NW1/4 Section 18-T14N-R38W: 153.7 taxed acres. 2008 real estate tax \$532. 42 acres in CRP contract ending in October 2009, annual payment \$1351.56. Balance of parcel is rangeland with a submersible well in northeast corner. If Parcels 4 & 5 sell separately, see fence above.
Excellent building site opportunities.
Minimum Bid—\$50,000

Parcel 5 - Pt SW1/4 Section 7-T14N-R38W: Approximately 100 acres of rangeland. 2008 real estate tax \$350. No stock water. If Parcels 4, 5, 6 sell separately, see fence above. County oiled road access along east boundary.
Excellent building sites with great views of Big Mac.
Minimum Bid—\$50,000

Combination B: Parcels 4 & 5 together. **Minimum Bid—\$100,000**

Parcel 6 - Pt NW1/4 Section 7-T14N-R38W: Approximately 30 acres rangeland. 2008 real estate tax \$105. Excellent building site overlooking Big Mac; Access from county oiled road. See fence above.
Minimum Bid—\$15,000

Current electric fence between Parcels 5 & 6 and the CNPPID ROW is not on the surveyed boundary and was placed for grazing convenience.