

Real Estate Auction

South Loup River Hunting & Pivot

146 Tax Assessed Acres

1 PM CT Wednesday September 28, 2016

4H Building, Custer County Fairgrounds in Broken Bow, Nebraska

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 payable in certified funds at Closing on or before November 8, 2016. There is no contingency for financing. Seller 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 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.

Possession - at Closing subject to farm lease ending 12/31/2016, all rental income retained by Seller.

Taxes - 2016 real estate taxes paid by Seller; 2017 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. No warranty is expressed or implied as to exact acres included in the parcels. The legal descriptions are subject to existing fence and field boundaries.

NRD - The property is located in and subject to rules and regulations of the Lower Loup NRD.

Internet Bidding - To qualify as a bidder, first complete a 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.

Anyone may view the auction at www.proxibid.com, without registration. Click "Real Estate" then "Agri Affiliates"; then select the auction to view.

Seller :

KMC 1978, LLC.

Listing Agent : Bruce Dodson 308/539-4455

John Childears 308/539-4450 Mike Polk 308/539-4446
Tony Eggleston 308/530-6200

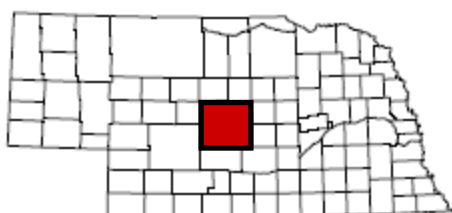
Chase Dodson - Don Walker - Jerry Weaver

www.agriaffiliates.com

North Platte 308 / 534 - 9240

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

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.



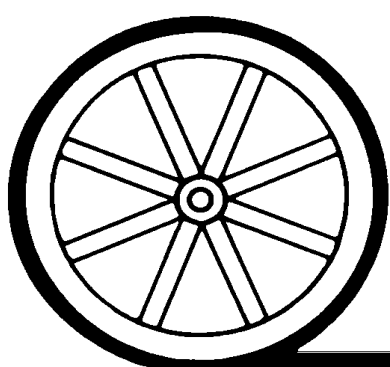
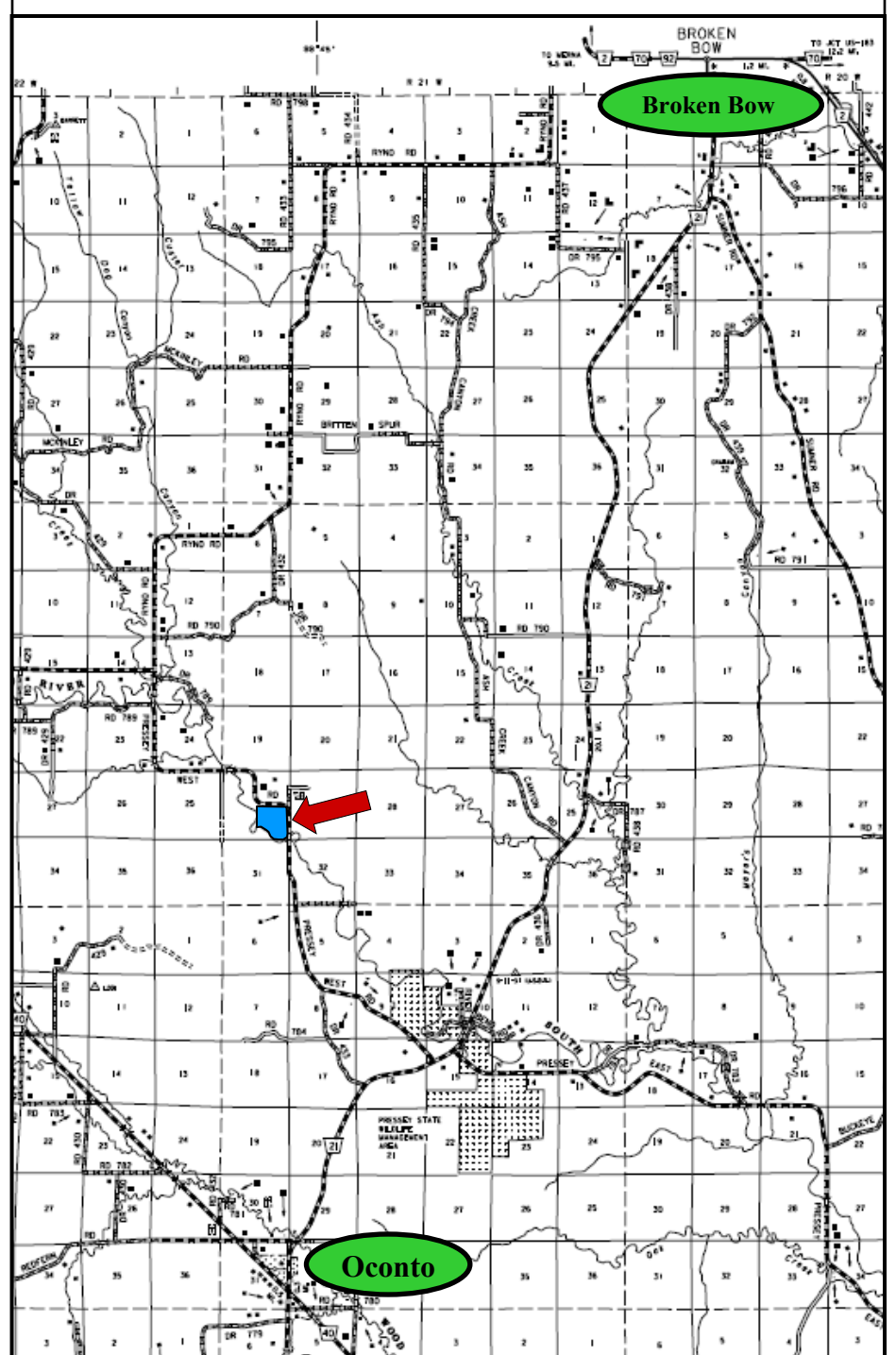
Procedures

Property - The property is located 9.5 southeast of Callaway or 7 miles north of Oconto, Nebraska. Great recreation is provided on the South Loup River just 15 miles south of Broken Bow, off NE#21.

Minimum Bid - The minimum acceptable bid will be \$475,000.

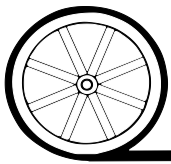
Parcel - SE1/4 north of the river Section 30; Part NE1/4 north of the river Section 31-T15N-R21W of the 6th P.M., Custer County. 146.13 tax assessed acres; 2015 taxes \$4,851. Includes 91.15 acres surface water rights from the South Loup river @ 1.3 cfs (583 gpm); electric motor & lift pump, 7 tower Valley pivot on approximately 80 crop acres

35 acres in river bottom / recreation - outstanding wildlife habitat : deer, turkey, waterfowl. South boundary is the South Loup River, with excellent food source from irrigated crops. Possession of hunting rights at Closing.



AGRI AFFILIATES, INC.

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



AGRI AFFILIATES, INC.

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

PO Box 1166 North Platte NE 69103 308 / 534 - 9240

Farm & Ranch Management, Appraisals, Real Estate Sales

Real Estate Auction
Hunting & Recreation
Pivot Irrigated Cropland
September 28, 2016
www.agriaffiliates.com

