

KEITH COUNTY PASTURE LAND AUCTION

Tuesday, October 15, 2013 - 1:30 pm, MT
Quality Inn - Ogallala, NE

**WITH
RESERVE**

477 +/- ACRES

WEST CENTRAL KEITH COUNTY, NE
PASTURE LAND

BUYERS' INFORMATIONAL MEETING

Tuesday, October 1, 2013 - 1:30 pm, MT
Quality Inn - Ogallala, NE

Watch LIVE Auction
on www.reckagri.com!!
Online Internet Bidding
Video Simulcast



FOR FURTHER INFORMATION CONTACT:
Marc Reck, Broker or Troy Vogel, Salesperson

RECK AGRI
REALTY & AUCTION

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TERMS & CONDITIONS

ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR OTHER ORAL STATEMENTS.

AUCTION DATE/TIME/LOCATION: Tuesday, October 15, 2013, @ 1:30 p.m., MT at the Quality Inn, Ogallala, NE.

OVERVIEW: Bob & Julie Edwards are offering their 477 +/- acres of Nebraska pasture land for sale at auction. Located in west central Keith County, Nebraska, the Edwards property includes 477 +/- acres of Pasture Land for Sale which is in a highly productive and desirable area. The Buyer(s) will have possession upon closing. All owned mineral rights conveyed to Buyer(s). Livestock water provided by submersible well and includes excellent livestock working facilities. Located 8 +/- miles south of Lake McConaughy, 5 +/- miles NE of Brule, NE via Highway #30, 5 +/- miles west of Ogallala, NE, or 6 +/- miles to Interstate 80. The auction bidding format allows all bidders an equal opportunity to participate to purchase the Keith County Pasture land to add to or expand your livestock operation.

SALE TERMS/PROCEDURE: The "Keith County Pasture Land Auction" is an auction with RESERVE. The Keith County Pasture will be offered as one parcel. Competitive bids will determine outcome of auction and the Seller agrees to enter into a contract to purchase with the highest bidder(s). Seller reserves the right to accept or reject any and all bids. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE AGREEMENT: Immediately following the conclusion of the auction, the highest bidder(s) will enter into and sign a Farm, Ranch, and Land Purchase Agreement for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price. Said earnest money is due upon the signing of the Farm, Ranch, and Land Purchase Agreement and to be deposited with Reck Agri Realty & Auction. Farm, Ranch, and Land Purchase Agreement will not be contingent upon financing. Terms and conditions of the detail brochure and oral announcements shall be incorporated and made a part of the Farm, Ranch, and Land Purchase Agreement. Sample Farm, Ranch, and Land Purchase Agreement is available within the detail brochure.

CLOSING: Buyer(s) shall pay in cash, electronic transfer funds, or cashier's check (Good Funds), the balance of purchase price (purchase price less earnest money deposit), plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before November 15, 2013. Closing to be conducted by Thalken Title and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s). Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations, conveyances of record, oil and gas leases of record; patent reservations; other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitments are available for review within the detail brochure and at the auction and title commitment and exceptions will be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement.

POSSESSION: Possession of property upon closing.

PROPERTY CONDITION: The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for domestic or livestock use. The livestock well is subject to the rules, regulations, and limitations of the Nebraska Department of Natural Resources. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, pumping rates, and adequacy of livestock and/or domestic water.

REAL ESTATE TAXES: 2013 Real Estate Taxes due in 2014 to be paid by Seller. 2014 Real Estate Taxes due in 2015 to be paid by Buyer(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

NOXIOUS WEEDS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, rye, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the initial brochure, detailed brochure, and visual presentation at the auction are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or stated at the auction.

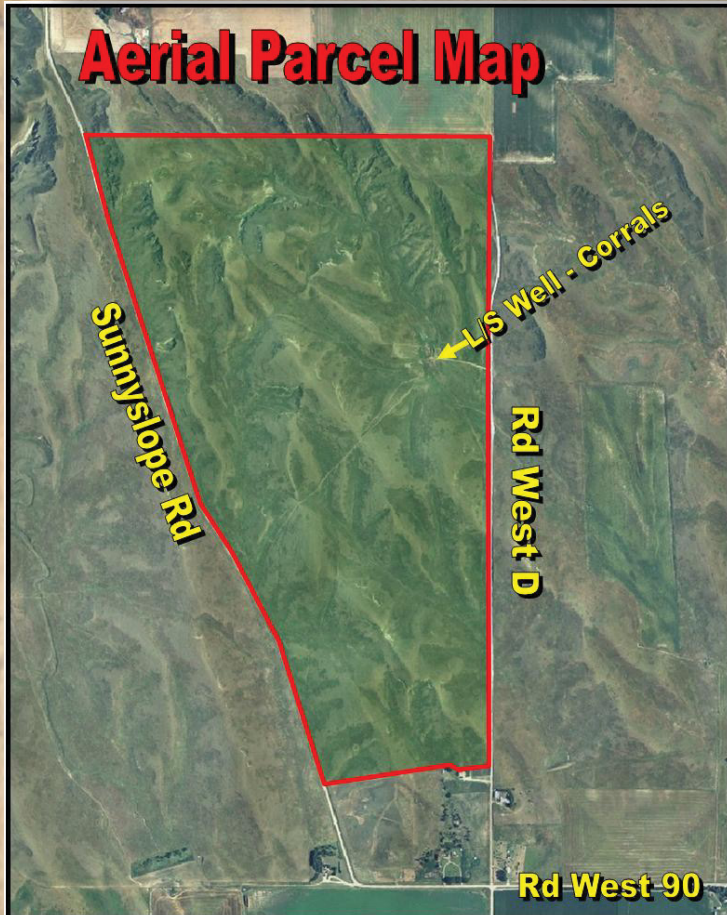
MULTIPLE PARTY BID: If several parties go together and collectively bid on parcels and the Multiple Party Bid is the highest bid, at the conclusion of the auction each party within the Multiple Party Bid shall identify and agree to sign separate contract(s), pay for their respective separate parcel(s) at closing, and pay for a metes & bounds survey and additional title insurance premium to create the legal description for their respective separate parcel. The collective purchase prices for the separate parcels shall equal the total Multiple Party Bid.

BIDDER REQUIREMENTS: Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained at the Buyers Information Meeting or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

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PARCEL DESCRIPTION & MAPS

Aerial Parcel Map



477 +/- AC PASTURE – Perimeter fenced, Excellent county road access; Livestock water via submersible well; Excellent livestock working facilities; Located from Brule, NE, 4 mi east on Hiway #30 to Rd West D, 1.3 mi N on Rd West D to SE corner of property. Rd West D borders east property line, Sunnyslope Road borders west property line; Legal: Part of Section 5 lying east of Sunnyslope Road except for tracts, T13N, R39W and All that part of S1/2 of Section 32 lying east of Sunnyslope Road, T14N, R39W, Keith County, NE. Real Estate taxes: 2012 taxes due in 2013- \$2,325.66.

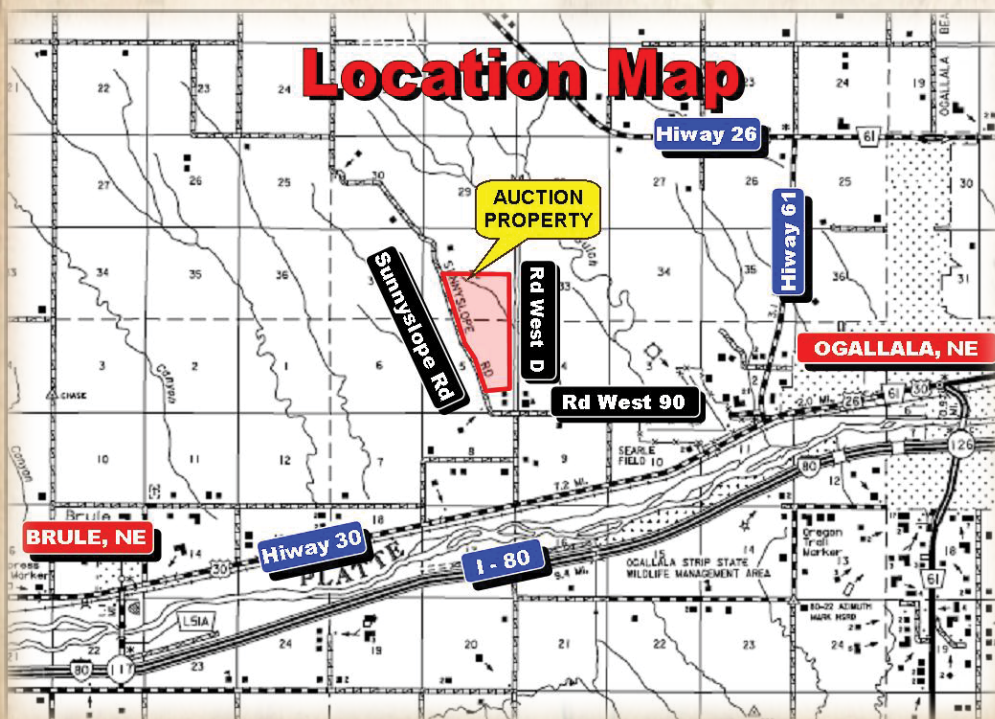
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A DETAIL BROCHURE is available upon request and is **REQUIRED** to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Auction Land Contract, etc. For additional color photos visit the "Keith County Pasture Land Auction" Visual Tour on our website: www.reckagri.com.

ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are

for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "Keith County Pasture Land Auction". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidder increments are at the discretion of the Broker.

Location Map



Reck Agri Realty & Auction
PO Box 407
Sterling, CO 80751

Address Service Requested

October 2013 Calendar						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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