

DOROTHY CONTRYMAN SPOERRY TRUST LAND AUCTION

W/Reserve

Tuesday, November 29, 2011, at 10:30 a.m., MT
QUALITY INN (Previously Platte River Inn) I-80 Exit 126, OGALLALA, NE



Buyers' Info Meeting
Mon., Nov. 14, 2011 @ 10:30 am
Quality Inn, Ogallala, NE

If you have questions
regarding the property, bidding
process, or need a Detail Brochure,
come join us.

Garden County, NE

**NORTH PLATTE
RIVER HUNTING
& PASTURE**



942 +/- Acres offered in 2 Parcels

CONTACT . . . Marc Reck, Broker or Troy Vogel, Broker Associate

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/LOCATION: Auction - Tuesday, November 29, 2011 @ 10:30 am, MT at the Quality Inn, I-80 Exit 126, Ogallala, NE

PROPERTY LOCTION: See parcel descriptions for property location from Oshkosh and Lewellen, NE.

OVERVIEW: The Dorothy Contryman Spoerry property is a unique and renowned property situated in the Oshkosh and Lewellen, NE area along the North Platte River and adjacent to the Ash Hollow Historic Park. The area is known for its' pioneer history, beauty, excellent hunting and wildlife habitat, and productive pastures. Property in this area seldom becomes available to the public for purchase. This property has been in the Contryman family for many years and once sold may never again be publicly offered for sale.

SALE TERMS/PROCEDURE: The "Dorothy Contryman Spoerry Trust Land Auction" is a land auction with RESERVE. The property to be offered as a "MULTI PARCEL" Auction in 2 parcels. The parcels will be offered in the sale order as stated within the brochure. 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 CONTRACT: Immediately following the conclusion of the auction, the highest bidder(s) will enter into and sign an Auction Land Contract 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 contract and to be deposited with Reck Agri Realty & Auction. Purchase contract 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 contract. Sample contracts are available within the detail brochure.

CLOSING: Purchaser(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 December 21, 2011. Closing to be conducted by Thalken Title Company and the closing service fee to be split 50-50 between Seller and Purchaser(s).

TITLE: Seller to pass title by Trustee Deed. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Purchaser(s). The Purchaser(s) to receive a TBD title commitment within detail brochure, updated title commitment with Purchaser(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchaser Price after closing. Seller will not pay any cost of lender's or mortgagee's policy or title endorsements requested by Purchaser(s). Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations and 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 Auction Land Contract.

LEGAL DESCRIPTION: Seller to provide and pay for survey of the North Platte riverbottom property. Seller also to reserve an access easement to said property and convey said easement to Purchaser(s) of the property.

POSSESSION: Possession of property upon closing.

PROPERTY CONDITION: The prospective Purchaser(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: Purchaser(s) shall receive whatever interest, if any, Seller has in any water rights appurtenant to the property.

REAL ESTATE TAXES: 2011 Real Estate Taxes due in 2012 to be paid by Seller. 2012 Real Estate Taxes due in 2013 to be paid by Purchaser(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.

MINERAL RIGHTS: Seller shall reserve an undivided 50% interest of the owned minerals for a period of 10 years from the date of the recording of its Deed to Purchaser, and so long thereafter as oil, gas, or other minerals are being produced in paying quantities from the property.

BIDDER REQUIREMENTS: Prior to auction, Purchaser(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.

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 Sellers assume 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 Purchaser(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 "Dorothy Contryman Spoerry Trust 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.

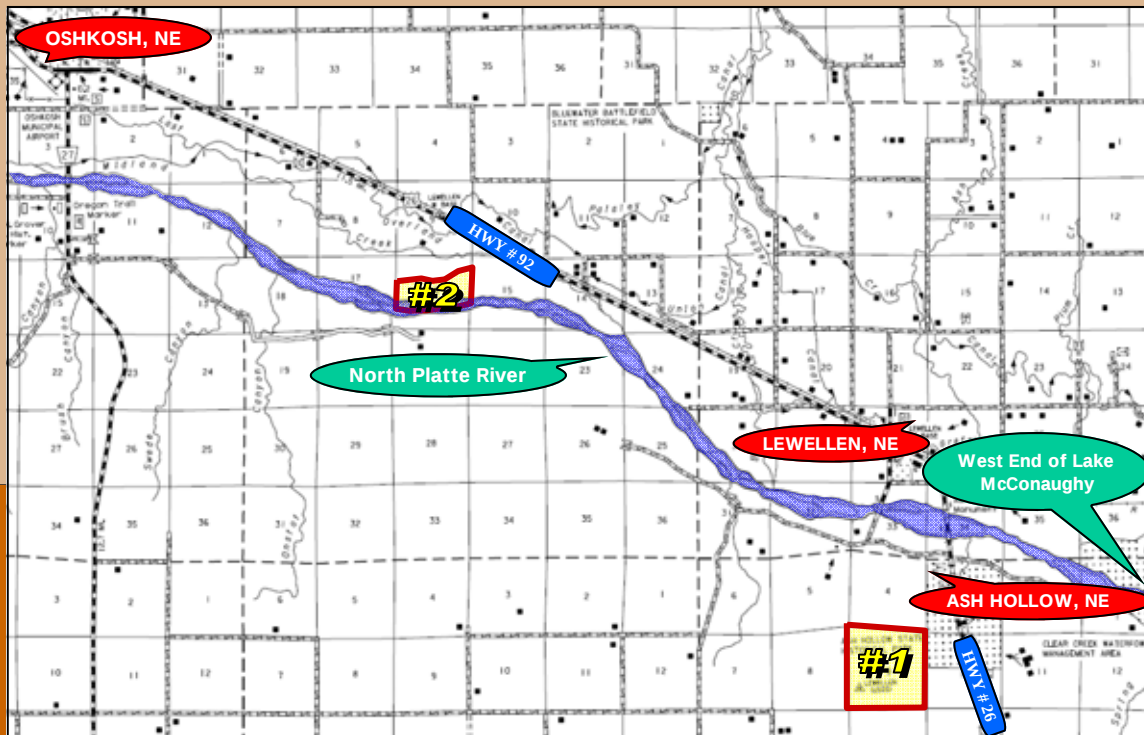
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A **DETAIL BROCHURE** is available at the Buyers Information Meeting and upon request which includes the terms and conditions of the auction, pertinent facts, title commitments, Auction Land Contract, etc. For additional color photos check the "Dorothy Contryman Spoerry Trust Land Auction" page of our website @ www.reckagri.com.

Property Description

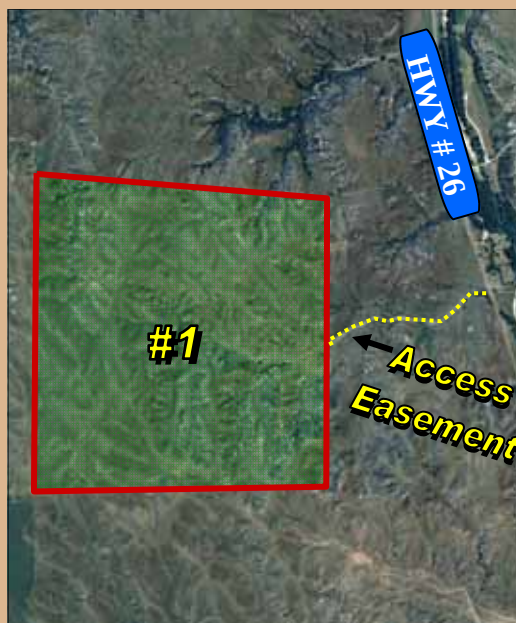
PARCEL #1 - PASTURE: 684 +/- Acres adjacent to Ash Hollow State Historical Park; Legal: All of 9, T15N, R42W; Located .5 +/- mi E of Lewellen to Hwy 26, 2.7 mi S on Hwy 26, .6 mi W to property. Perimeter fenced; Windmill for livestock water.

PARCEL #2 - NORTH PLATTE RIVERBOTTOM HUNTING LAND: 258 +/- Acres deeded & accretion; 1 +/- mi of river frontage plus several sloughs. Legal: Part of 16, T16N, R43W; Located 5.5 +/- mi SE of Oshkosh, 6 +/- mi NW of Lewellen; Located in major duck & goose flyway; turkey and deer hunting.



WEATHER NOTICE:
On auction day, to check on the status of the Dorothy Contryman Spoerry Trust Land Auction due to inclement weather, please call our office at (970) 522-7770 / We will post information on our website@ www.reckagri.com / Listen to KOGA (99.7 AM) or KMCX (106.5 FM), Ogalala, NE.

AERIAL MAPS



Reck Agri Realty & Auction
P.O. Box 407
Sterling, CO 80751

Address Service Requested

ONLINE INTERNET
BIDDING &
REMOTE BROADCAST WILL BE
AVAILABLE. CALL FOR TERMS,
CONDITIONS & PROCEDURES.

November 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	Auction Day	9			11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

NEBRASKA Land Auction...
Don't Miss It!

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