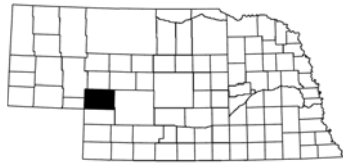


# REAL ESTATE AUCTION



## SANDHILLS RANGELAND

**SOLD**  
View our Current Listings  
[HERE!](#)

1 PM (Mtn) Thursday, November 12, 2009 - Grey Goose Lodge, Ogallala, NE

### Procedures

These six parcels include three ownerships in the Baumann Family. The parcels sell at Public Auction on November 12th. Sellers reserve the right to reject any or all bids - but fully expect to sell the property. Title Insurance Commitment & Purchase Agreement are available from Agri Affiliates for your review prior to the auction. This is a Cash Sale. Please obtain your financing prior to the auction.

### Terms & Conditions

**Terms** - This is a cash sale requiring a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. The balance of purchase price is payable in certified funds at Closing on or before December 8, 2009. Sellers will convey title by Warranty Deed, Trustee Deed, and Personal Representative Deed; with Title Insurance evidencing merchantable title. Cost of the Title Insurance and Insured Closing shared 50/50 by Seller/Purchaser. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property and improvements sell in as-is condition. No warranty is expressed or implied as to adequacy or condition of any portion of the property, for any use. **Purchase Agreement will not be contingent on financing. If Purchaser fails to Close on the Closing date due to financing, Seller may either declare the Purchase Contract void, with Purchaser'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 the scheduled Closing until actual Closing date.**

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

**Taxes** - 2009 taxes, based on 2008 taxes, paid by the Seller.

**Minerals** - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

**Acreages** - Reported acreages were obtained from the Keith County Assessors Office and various map sources. The property sells without regard to acres. No warranty is expressed or implied as to the exact acres. The legal description is subject to existing fence boundaries.

**NRD** - This property is located in the Twin Platte NRD, and subject to any controls or regulations for irrigation purposes.

Sellers :

**Karl R. Baumann Estate;**  
**Cora M. Baumann Trust;**  
**Loy & Jean Baumann**

**James M. McQuillan, Estate Attorney**  
**Todd Adams, Trustee, Adams Bank & Trust**

**Mike Polk, Listing Agent 308/539-4446**

**Loren Johnson, Duane McClain, Bruce Dodson**  
**Jerry Weaver, John Childears, Broker**  
**Tony Eggleston, Appraiser**

North Platte, Nebraska  
**308 / 534 - 9240**

Kearney Office 308/234-4969  
Jerry Sloan, Gering Office 308/633-5505

[www.agriaffiliates.com](http://www.agriaffiliates.com)

### Property - Keith County, Nebraska

This excellent property is located northwest of Lemoyne, north of Lake McConaughy, with Parcels 1 & 2 bordering Nebraska #92. The property sells in six separate parcels, with Parcels 3, 4, 5 also combined as Unit #1. The property includes Sandhills rangeland in good condition, with numerous windmills providing a good grazing pattern. Lonergan Creek heads on Parcel 4 with a flowing well and tank, and bisects eastern portions of Parcel 1.

**Parcel 6 includes 2 lots in Lonergan Subdivision, Section 12, with easy access off NE#92.**

**Parcel 1** : Part S1/2 Sec 7, Part N1/2 Sec 18-T15N-R39W lying south of NE#92 and north of the Union Pacific Railroad ROW. 240 tax assessed acres; 2008 taxes \$949; steel quonset with full concrete floor; livestock water by a windmill and Lonergan Creek.

**Parcel 2** : SW1/4 Sec 1, and that Part Sec 12-T15N-R40W lying north of NE#92. 496 tax assessed acres; 2008 taxes \$1,500; with good access off the highway; livestock water by 2 windmills (east mill is in the east fenceline, and shared with the neighbor).

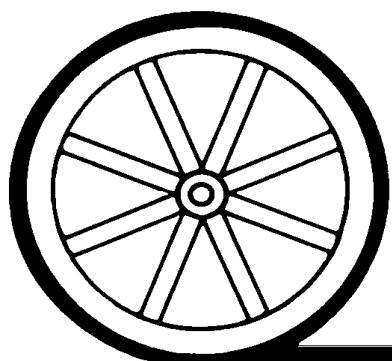
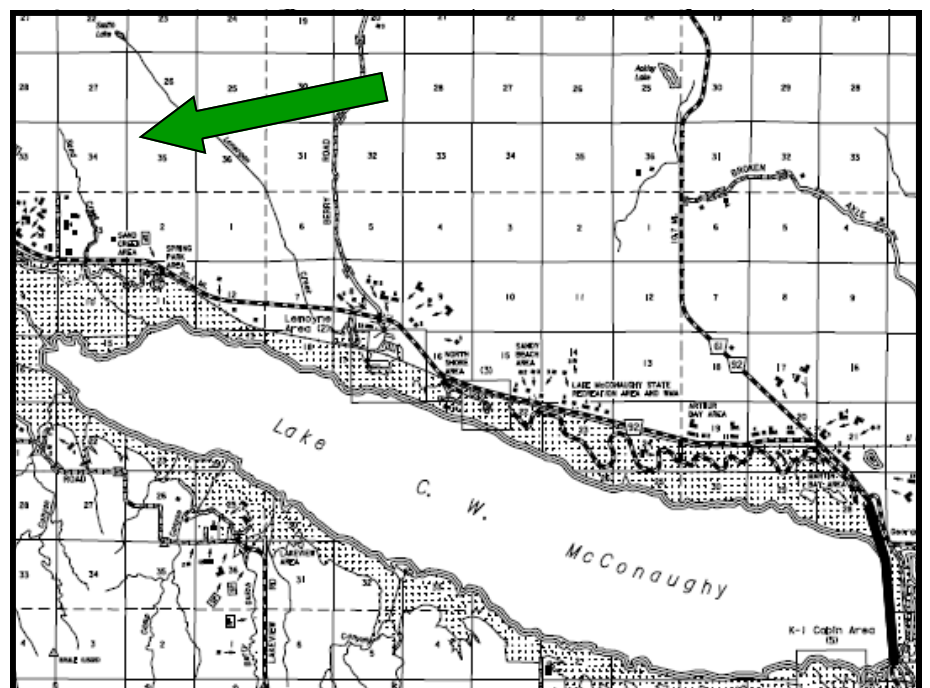
**Parcel 3** : All Sec 35-T16N-R40W subject to access easements for the benefit of Parcels 4, 5, and other lands to the north, together with a road easement through Sec 2 to the south. 647 tax assessed acres; 2008 taxes \$1,808; livestock water by a windmill.

**Parcel 4** : All Secs 22 & 27-T16N-R40W subject to access easements for the benefit of Parcel 5, together with a road easement through Secs 2 & 35 to the south. 1,277 tax assessed acres; 2008 taxes \$3,789; corrals in southeast corner; 3 windmills plus flowing well from Lonergan Creek near the east boundary.

**Parcel 5** : SE1/4 Sec 9, All Secs 10 & 15-T16N-R40W. 1,454 tax assessed acres; 2008 taxes \$4,116. Water by 3 windmills.

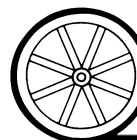
**Unit #1 : Combination Parcels 3, 4, 5 - 3,378 acres.**

**Parcel 6** : Lots 1 & 8 in Lonergan Subdivision in SE1/4 Sec 12 in T15N-R40W. Each lot approximately 1 acre; 2008 taxes \$131; nice building sites.



# AGRI AFFILIATES, INC.

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



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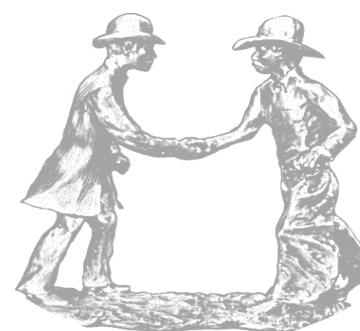


## The Contract

When two people meet an agreement made,  
the terms of the deal the plans are laid.  
Each one gives their seal by the grip of their hand,  
on their word of honor they take their stand.

These days there are contracts all written out,  
so there is nothing to dispute about.  
But if a person won't stand on their word understood,  
A piece of paper won't make it good.

Shalah



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Pictures from left top : NW1/4 Section 12 ; Sections 7/18 to south ; Windmill Section 7 ;  
flowing well (Loneragan Creek) SE1/4 Section 22 ; new well & tank Section 22 .

