

Doyle Ranch Auction

1 PM CDST, Thursday, October 14, 2010
McPherson County Fair Building—Tryon, Nebraska



P.O. Box 1166
North Platte, NE 69103-1166
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Doyle Ranch in McPherson County, Nebraska

Doyle Ranch has excellent access; parcels join good county gravel roads, with Parcels 2 & 4 bordering NE#92. Doyle Ranch is entirely Sandhills Rangeland; ranch is well fenced / cross-fenced; excellent water location by windmills. Range is well managed and in good condition.

Parcel 1 : E1/2SE1/4, SW1/4SE1/4, S1/2SW1/4 Sec 19; W1/2, W1/2E1/2 Sec 29; E1/2, E1/2W1/2 Sec 30; All Sec 31; W1/2 Sec 32-T19N-R30W; S1/2SE1/4 Sec 24-T19-R31W; NW1/4, W1/2NE1/4 Sec 5; NE1/4 Sec 6-T18N-R30W. 2,600 taxed acres, \$7,752 real estate taxes. Cross-fenced into 10 pastures with 7 well sites. Just off the 1 lane oilmat, 4 miles north of Ringgold.

Parcel 2 : W1/2 Sec 18-T18N-R30W; SE1/4 Sec 12; All Sec 13-T18N-R31W. 1,120 taxed acres, \$3,330 real estate taxes. Cross-fenced into 3 pastures with 2 well sites. Southwest corner adjoins NE#92, county road on west side.

Parcel 3 : W1/2, SE1/4 Sec 5; E1/2 Sec 6-T17N-R30W; SE1/4 Sec 31; SW1/4 Section 32-T18N-R30W. 1,120 taxed acres, \$3,322 taxes. Has 1 pasture with 2 well sites. On gravel road 2.5 miles south of Ringgold.

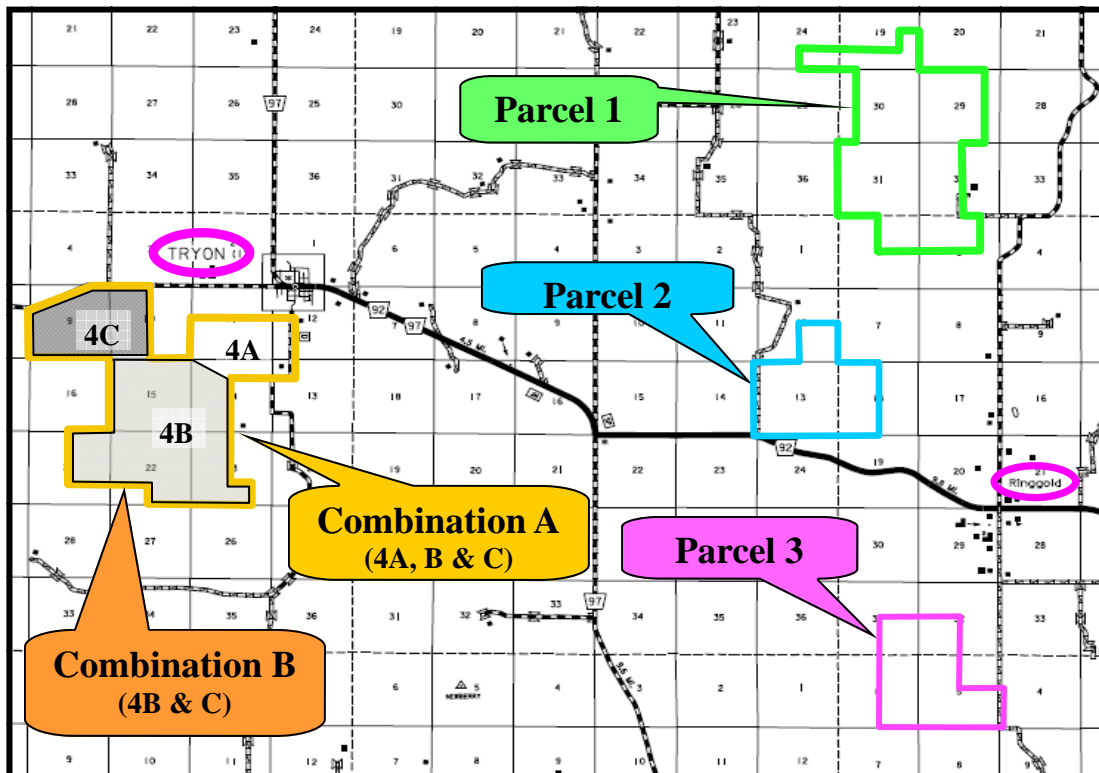
Parcel 4A : S1/2 Sec 11; W1/2SW1/4 Sec 12; NW1/4NW1/4 Sec 13; N1/2NE1/4 and part N1/2NW1/4 Sec 14-T18N-R32W. 560 taxed acres, \$2,525 taxes. Cross-fenced, with tree lines around buildings; older brick home, outbuildings 1 south of Tryon. 3 pastures, 1 windmill, 1 sub well.

Parcel 4B : Part W1/2 Sec 14; all Sec 15; NE1/4, N1/2SE1/4 Sec 21; N1/2, SE1/4, N1/2SW1/4 Sec 22; W1/2, SW1/4SE1/4 Sec 23-T18N-R32W. 2,080 taxed acres, \$6,352 taxes. Cross-fenced into 4 pastures with 5 windmills.

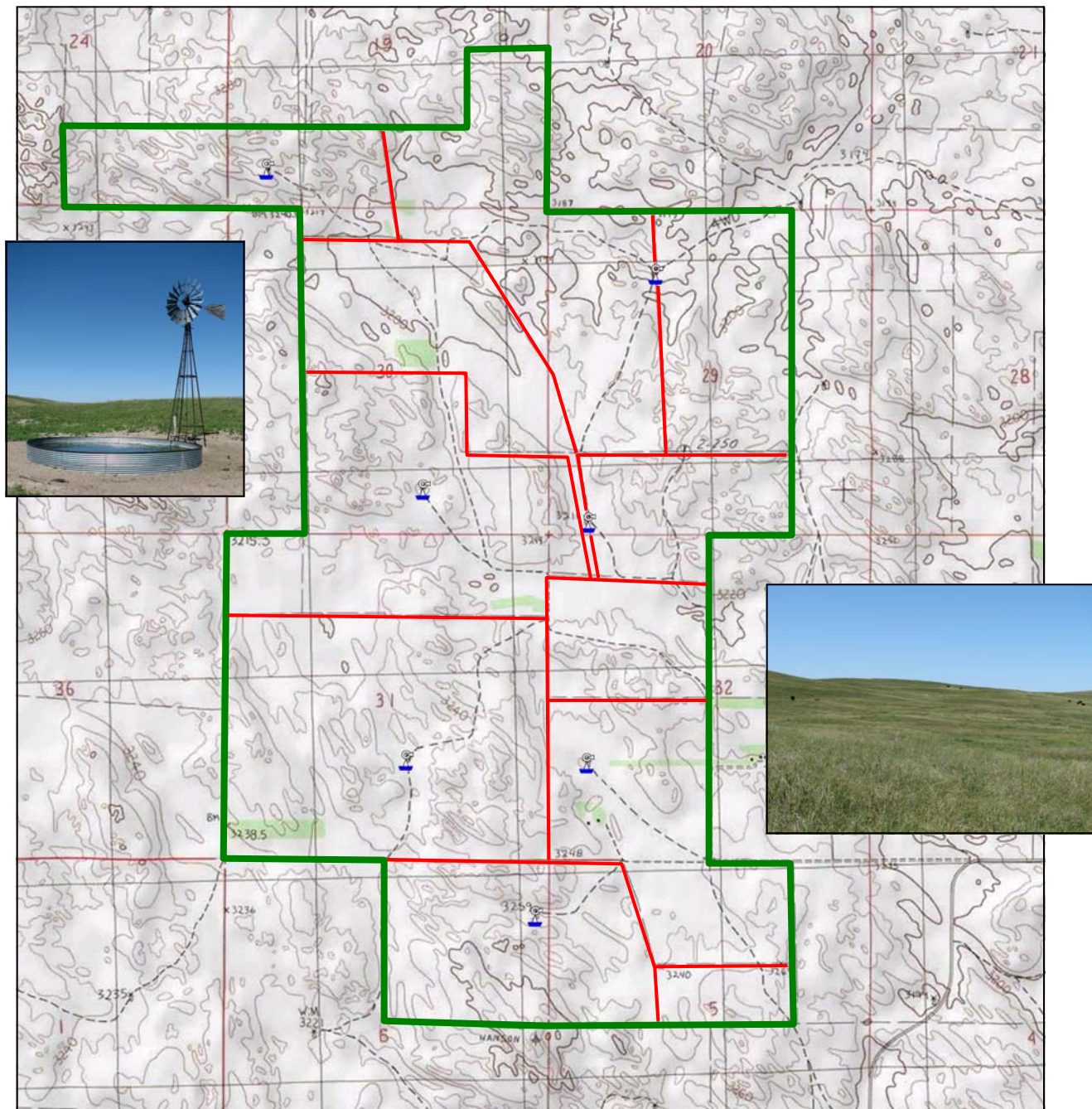
Parcel 4C : S1/2, that part N1/2 South of NE#92 Sec 9; W1/2 Sec 10 in T18N-R32W. 860 taxed acres, \$2,577 taxes. 1 pasture, 2 windmills.

Combination A (Parcels 4A,B,C) : 3,500 taxed acres, \$11,454 taxes. Access from NE#92 and from county gravel road. Cross-fenced into 8 pastures, 8 windmills, 1 submersible. Older brick home, outbuildings.

Combination B (Parcels 4B,C) : 2,940 taxed acres, \$8,929 taxes. Access from NE#92. Cross-fenced into 5 pastures, 7 windmills.



Doyle Ranch—Parcel 1



Parcel 1 contains 2,600 acres fenced into 10 pastures with 7 wells and tanks. All windmill towers and motors are not owned by the Trust and do not pass to the Buyer. Replacement cost new is estimated at \$3,700 per well site, and at an average cost of \$9.96 per acre. Electric power is available on part of the east boundary. Located 4 miles north and 1/2 mile west of Ringgold.

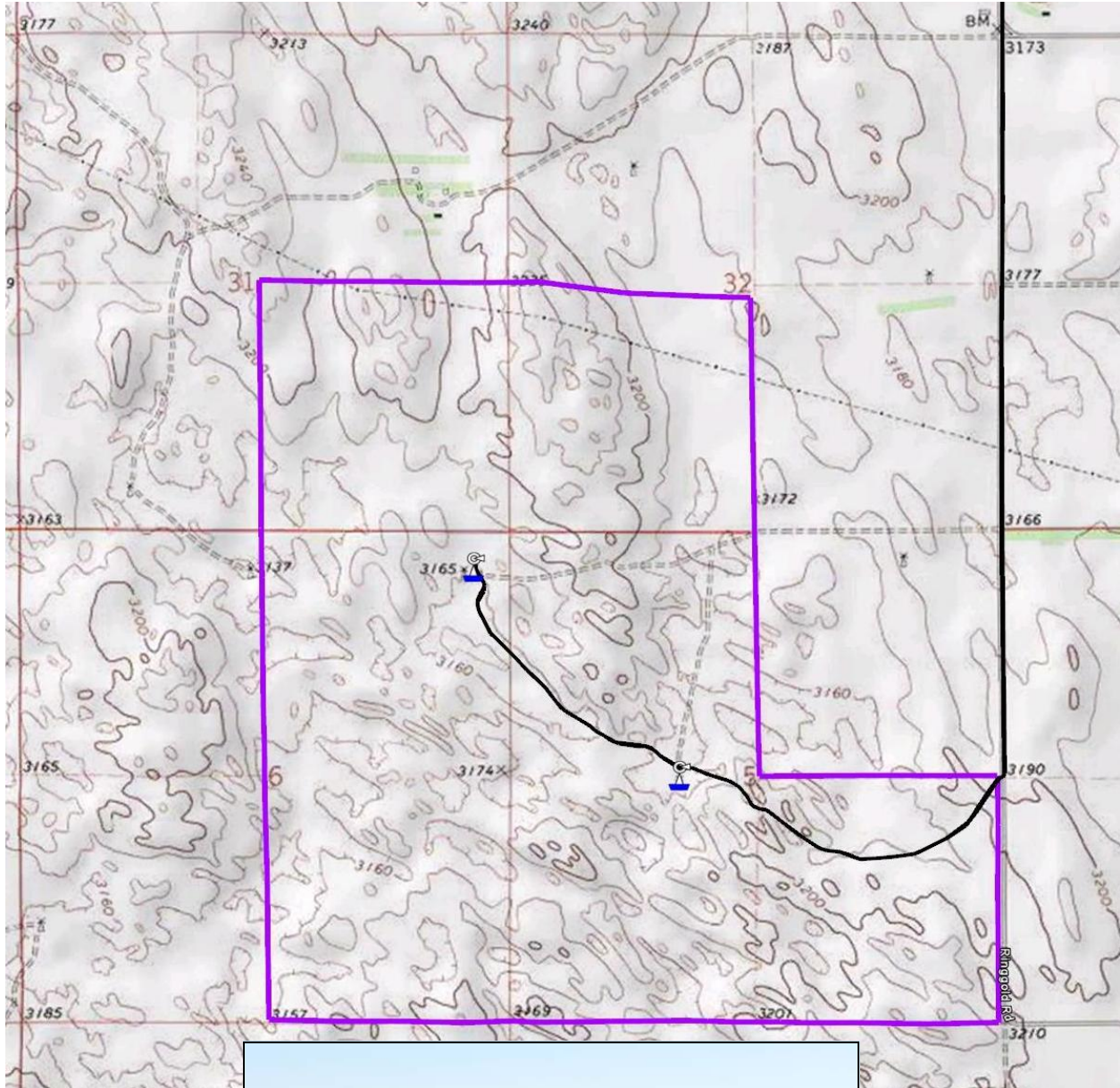
All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Doyle Ranch—Parcel 2



Parcel 2 contains 1,120 acres fenced into 3 pastures with 2 wells and tanks. All windmill towers and motors are not owned by the Trust and do not pass to the Buyer. Replacement cost new is estimated at \$3,700 well site, and at an average cost of \$6.61 per acre. Electric power is located along part of the west boundary. Located 3 miles west of Ringgold just off NE#92.

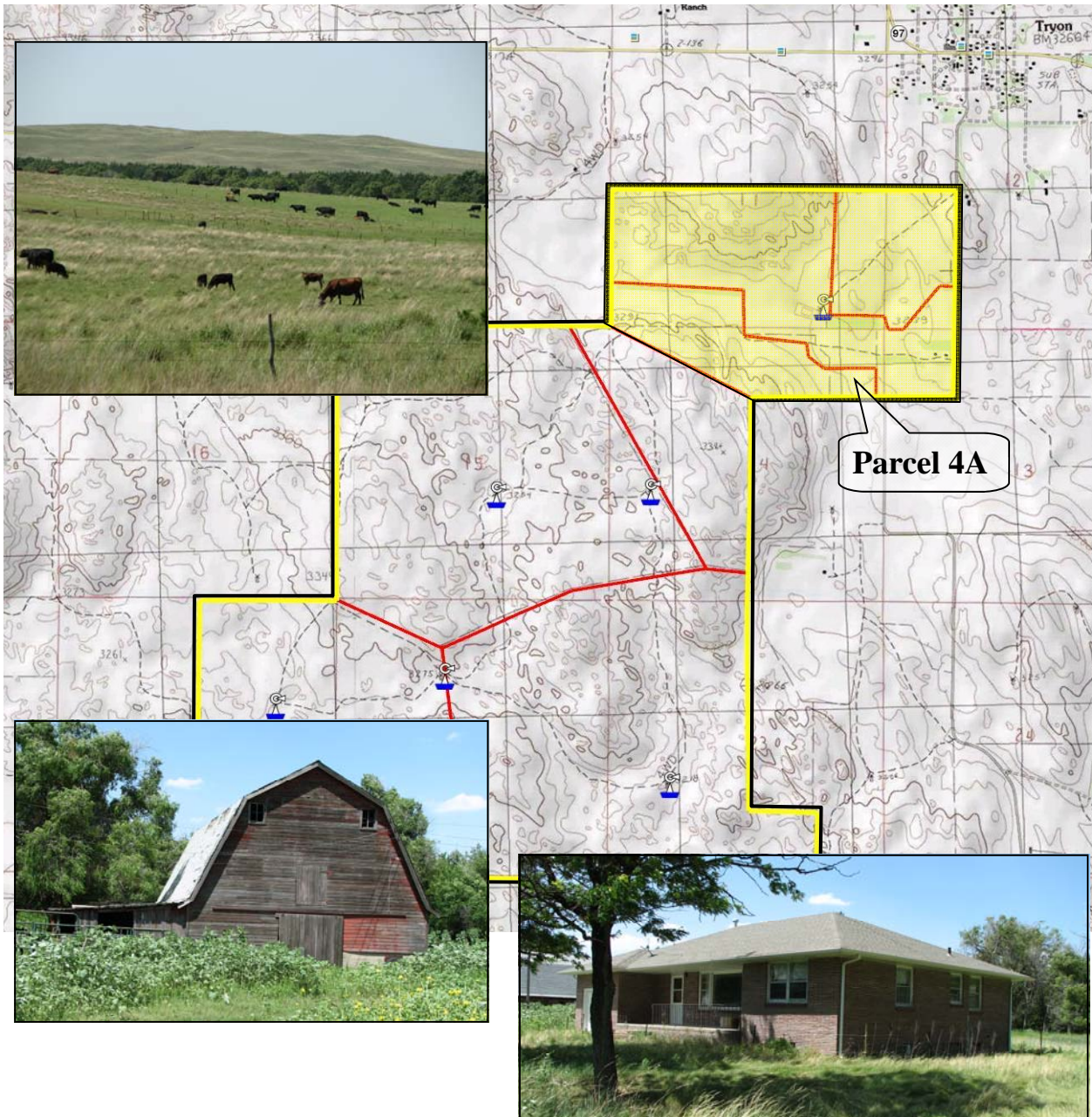
Doyle Ranch—Parcel 3



Parcel 3 contains 1,120 acres with 2 wells and tanks. All windmill towers and motors are not owned by the Trust and do not pass to the Buyer. Replacement cost new is estimated at \$3,700 well site, and at an average cost of \$6.61 per acre. Access by county road on the east side just 2.5 miles south of Ringgold.

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Doyle Ranch—Parcel 4A

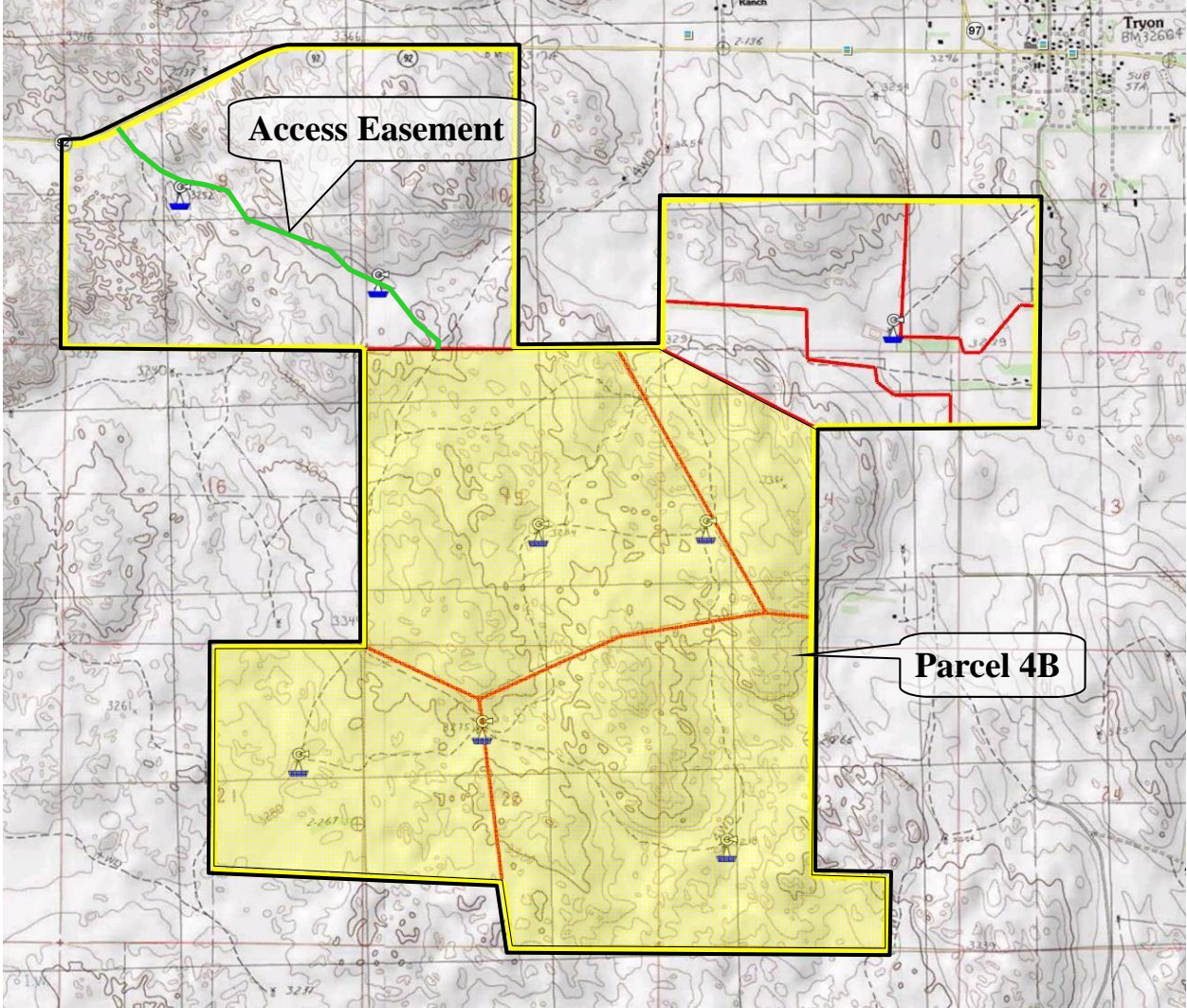


Parcel 4A contains 560 acres, fenced into 3 pastures with 1 windmill and tank. Water from the domestic submersible well provides water to the corrals. Excellent shelter belts for livestock.

Ranch headquarters are located just 1 mile south of Tryon and include a ranch style brick home built in 1953 with 1,354 sq ft. The house has 3 bedrooms, 1 bath, unfinished basement (1,354 sq ft), propane furnace (forced air), A/C, propane hot water heater, and attached single car garage. Also includes an older wood frame livestock barn 42' x 45', and a wood frame 2 car garage.

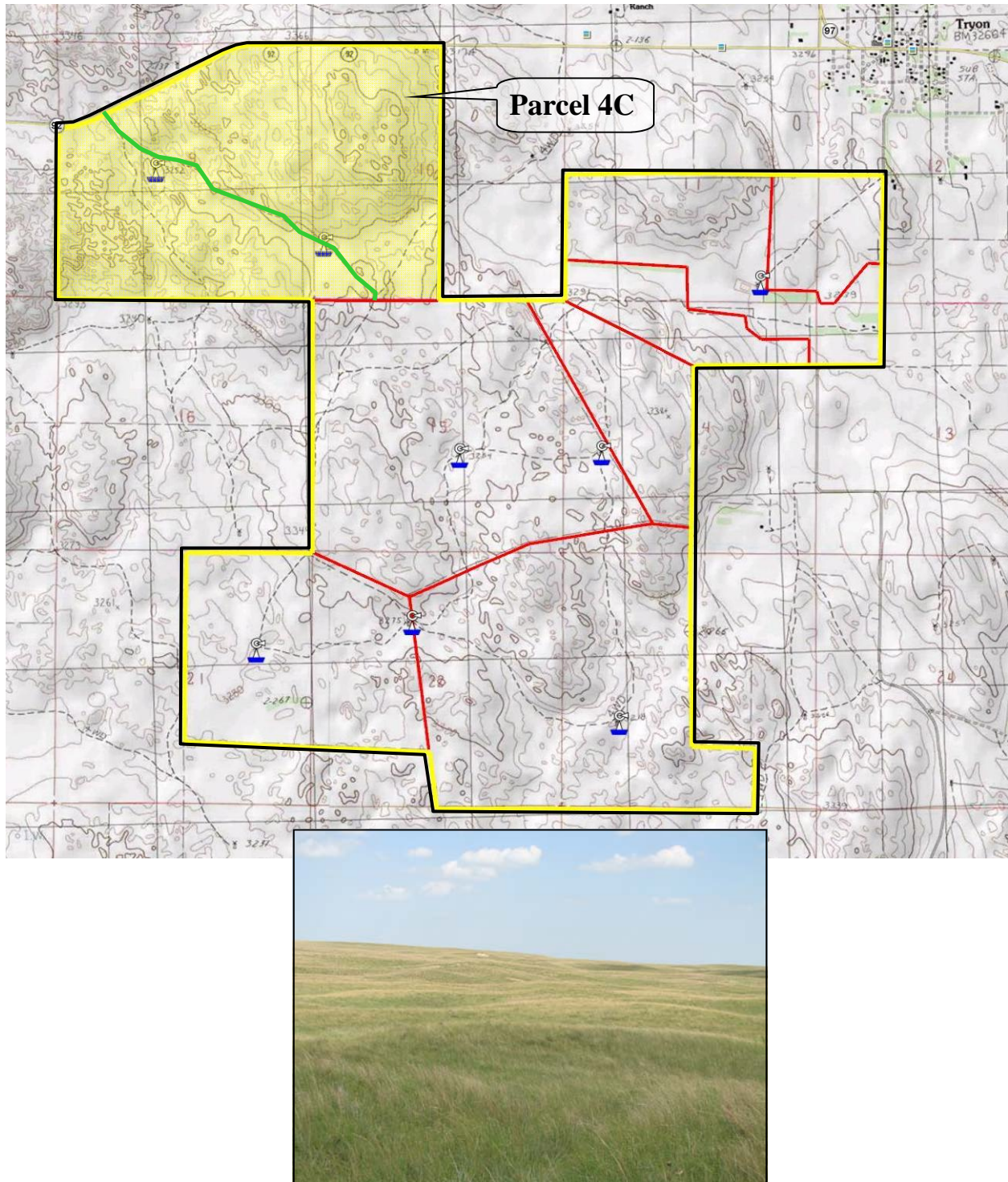
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Doyle Ranch—Parcel 4B



Parcel 4B contains 2,080 acres fenced into 4 pastures with 5 windmills and tanks. A written access easement will be provided across Parcel 4C for the benefit of Parcel 4B.

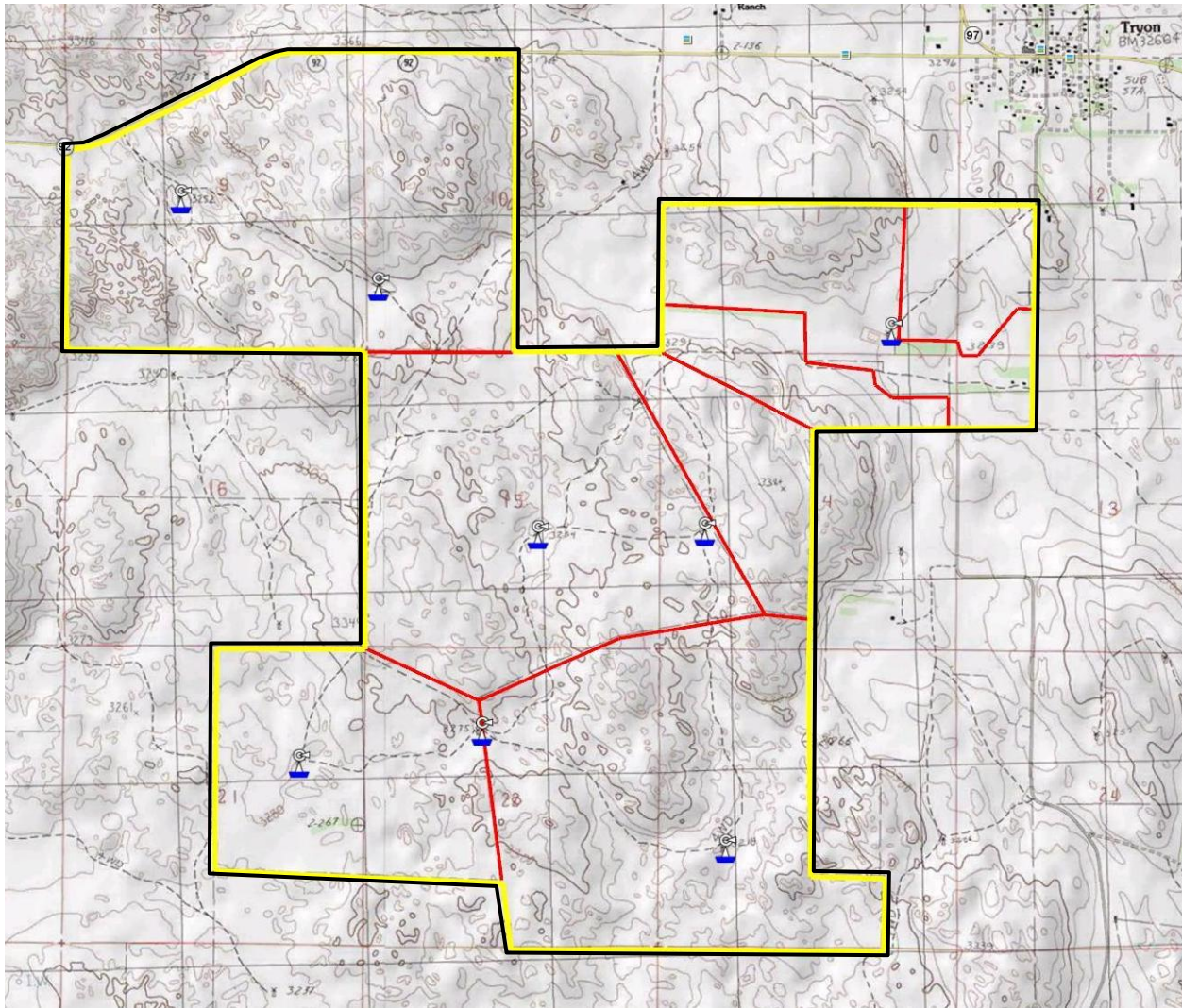
Doyle Ranch—Parcel 4C



Parcel 4C contains 860 acres, fenced into 1 pasture with 2 windmills and tanks. Parcel 4C sells subject to a written access easement for the benefit of Parcel 4B. Accessed by NE#92 along the north side of the parcel.

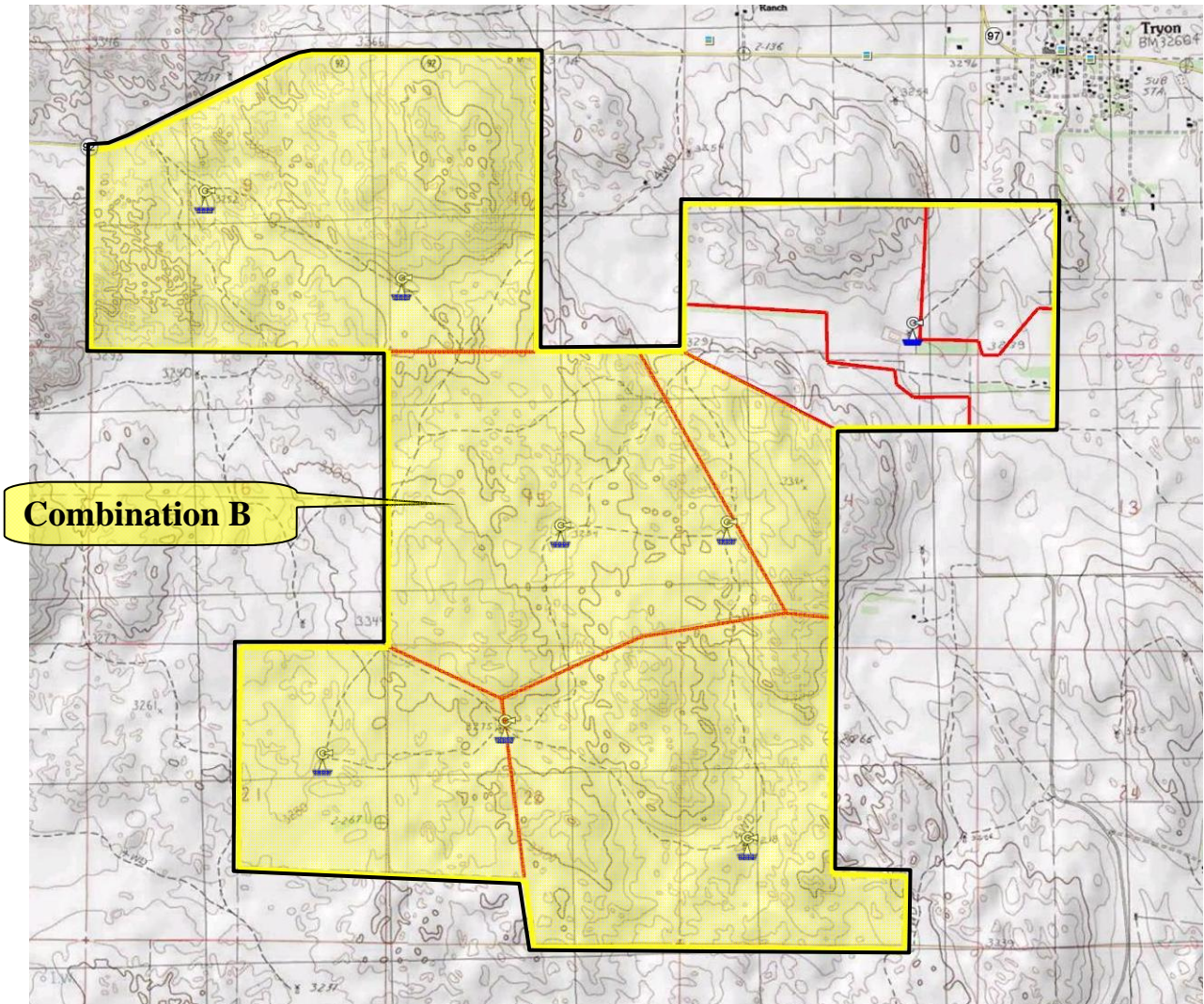
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Doyle Ranch—Combination A (Parcels 4A, 4B, & 4C)



Combination A contains 3,500 acres fenced into 8 pastures with 8 windmills and tanks. Also includes several shelter belts and the ranch headquarters just 1 mile south of Tryon.

Doyle Ranch—Combination B (Parcels 4B & 4C)



Combination B contains 2,940 acres fenced into 5 pastures with 7 windmills and tanks. Accessed by NE#92 along the north side of the parcel.

Procedures

Doyle Ranch is offered in 6 separate parcels, plus Combination A of Parcels 4A,B,C and Combination B of Parcels 4B & 4C. As ordered by the Trust, this is an Absolute 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 November 18, 2010. The Sellers will convey title by Trustee 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 on January 1, 2011.

Title Insurance Commitment & Purchase Agreements - Available upon request.

Taxes - 2010 taxes paid by the Seller; all 2011 taxes paid by Purchaser.

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

Acreages - Reported acreages were obtained from the McPherson County Assessors Office, FSA maps, NRD and various map sources. The property sells without regard to acres. No warranty is expressed or implied as to the exact acres. Legal description is subject to existing fence boundaries and land use trades. As with all agricultural property, noxious weeds may be present on this rangeland.

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

NOTE - On Parcels 1, 2, and 3, the Trust does not own the windmill towers or motors.

Seller : D.T. Doyle Trust

**Leanne Anderson, Trust Officer
First National Bank North Platte**

Bruce Dodson, Listing Agent 308/539-4455

**Mike Polk, Loren Johnson,
Jerry Weaver, Duane McClain,
John Childears, Broker
Tony Eggleston, Appraiser**

North Platte, Nebraska

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Kearney Office 308/234-4969

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Thanks for your interest in the Doyle property.

We appreciate your business.

Call Agri Affiliates
308-534-9240

