

REAL ESTATE AUCTION

Pawnee Creek Hunting & Recreation

SOLD
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Location:

1 mile west of Brady, NE south of the railroad tracks.

Legal Description:

A tract Lying south of the railroad ROW in S1/2 Section 3-T12N-R27W Lincoln County, Nebraska.

Acres:

Approximately 35 acres

Taxes:

To be determined.

Water:

Live water habitat provided by Pawnee Creek & Pawnee Slough

Comments:

This property will be sold at Public Auction with a minimum bid of \$17,500 on March 20, 2009. Auction to be held at the Brady Community Center. This is a great opportunity to have that location to get your deer that got away last season. This is also a great habitat for turkey and there is water fowl hunting potential.

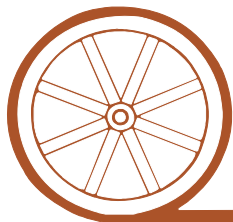
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Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Pawnee Creek Recreation sells at Public Auction based on the receipt of the minimum bid. Both the Title Insurance Commitment & Purchase Agreement are available from Agri Affiliates for your review prior to the auction.

Terms & Conditions

Terms - This cash sale requires 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of purchase price is payable in certified funds at Closing on or before April 16, 2009. Seller will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company will be 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. Property sells in as-is condition; No warranty is expressed or implied as to the adequacy of fencing, livestock water, range condition. **The Purchase Agreement will not be contingent on financing. If the Purchaser fails to Close on the Closing date due to financing, Seller may 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 scheduled Closing until the actual Closing date.**

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

Taxes - 2008 real estate taxes will be paid by Seller, all 2009 real estate taxes paid by Buyer.

Minerals - All owned gas, oil & mineral rights pass to Buyer.

NRD - These parcels are located in the Twin Platte Natural Resource District and subject to any controls or regulations.

Noxious Weeds - As common with property along waterways there may be noxious weeds on this property.

