

# BREEN LAND & CATTLE CO, LLC

## LAND AUCTION w/reserve

WEDNESDAY, NOVEMBER 16, 2011 at 1:30 pm, CT  
HOLIDAY INN EXPRESS, NORTH PLATTE, NE 69101

### 1,267 +/- ACRES

### Lincoln County NEBRASKA



**BUYERS' INFORMATION MEETING**  
Tuesday, November 1, 2011 @ 1:30 pm, CT  
Holiday Inn Express, North Platte, NE

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

**JUST MINUTES FROM NORTH PLATTE, NE**  
**Improvements w/Private Pond**  
**Rural Acreage - Hay Meadow - Pasture**

### OPEN HOUSE SCHEDULE

**5540 N. Hwy 83, North Platte, NE**

**Saturday, October 15, 2011, 1:00 - 4:00 pm**

**Sunday, October 23, 2011, 1:00 - 4:00 pm**

**Tuesday, November 1, 2011, 3:00 - 6:00 pm**

**Sunday, November 13, 2011, 1:00 - 4:00 pm**

If you have questions regarding the property or would like to see the improvements and landscape, please join us.

FOR FURTHER INFORMATION CONTACT . . . *Marc Reck, Broker*

**Reck Agri Realty**  
*Farm/Ranch Real Estate* **& Auction**<sup>TM</sup>

302 N. 3rd St. P.O. Box 407  
Sterling, CO 80751  
(970) 522-7770 or 1-800-748-2589  
marcreck@reckagri.com  
www.reckagri.com



# 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:** Wednesday, November 16, 2011, at 1:30 p.m., CT at the Holiday Inn Express in North Platte, NE. I-80 & North Platte Exit 177.

**PROPERTY LOCATION:** Improvements & hay meadow located 3 mi N of North Platte, NE. Grass Unit located 7.5 mi N of North Platte, NE. See parcel descriptions for directions.

**OVERVIEW:** The Breen Land & Cattle Co, LLC Land Auction provides buyers the opportunity to purchase a new home overlooking a private pond with acreage, rural acreage to build a home, and native hay meadow to harvest or graze, in addition to 1,120 acres of grassland which will be offered in two parcels or together, all just MINUTES drive time from North Platte. SHOWINGS BY APPOINTMENT or attend open houses.

**SALE TERMS/PROCEDURE:** The "Breen Land & Cattle Co, LLC Land Auction" is a land auction with RESERVE. The Breen property to be offered as a "MULTI PARCEL" Auction in 6 parcels, 1 combo, Home Unit, and Pasture Unit. The parcels, combo, and units will be offered in the sale order as stated within the brochure. The parcels, combo, and units will compete to determine the highest aggregate bid(s) acceptable to the Seller. 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 a 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 16, 2011. Closing to be conducted by Scott Abstract Co., and the closing service fee to be split 50-50 between Seller and Purchaser(s).

**TITLE:** Seller to pass title by Warranty 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 Purchase 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.

**POSSESSION:** Possession of property upon closing. Seller shall have until May 1, 2012, to remove round bales stored on the property.

**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 to convey to Purchaser(s) all OWNED mineral rights.

**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 Parcel(s) shall equal the total Multiple Party Bid.

**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 Seller 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. Seller and/or partners of the Seller reserve the right to bid at the auction. 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 "Breen Land & Cattle Co, LLC 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.



## PROPERTY DESCRIPTIONS In Sale Order

**PARCEL #1A: 54.9 +/- Ac Native Hay Meadow -**  
Located 2.7 mi N of the I-80 - North Platte Exit 177 on Hwy #83 to south property line; Legal: Part of Sec. 15 lying west of Hwy 83, Part of E1/2SE1/4 of Sec. 16, T14N, R30W of the 6th P.M., Lincoln Cty, NE; R/E Taxes: 746.95

**PARCEL #1B: 60.3 +/- Ac Native Hay Meadow -**  
Located 1.58 mi N of the I-80 - North Platte Exit 177 on Hwy #83 to North River Road, .3 mi W to Washboard Rd, 1 mi N to SW property corner; Legal: Part of W1/2SE1/4 of Sec. 16, T14N, R30W of the 6th P.M., Lincoln Cty, NE; R/E Taxes: \$812.00.

**COMBO #1 (PARCELS #1A & #1B): 115.2 +/- Ac - Native Hay Meadow -** See Parcel Descriptions for information on each parcel; R/E Taxes: \$1,558.95.

**PARCEL #2: 21.8 +/- Ac - IMPROVEMENTS OVERLOOKING PRIVATE POND WITH NATIVE HAY MEADOW -** 1,605 +/- sq ft, 2 bedroom, 2 bath home w/2 car garage built in 2002; Domestic well & septic; Patio deck surrounds south & west side overlooking private pond; Property address: 5540 N. Hwy 83, North Platte, NE: Located 3 mi N of the I-80 - North Platte Exit 177 on Hwy #83 to entrance; Legal: Part of Sec. 15 lying west of Hwy 83, Part of E1/2SE1/4 of Sec. 16, T14N, R30W of the 6th P.M., Lincoln Cty, NE; R/E Taxes: \$2,535.00.

**HOME UNIT - (PARCEL #1A, #1B, & 2): 137 +/- Ac—IMPROVEMENTS OVERLOOKING PRIVATE POND WITH NATIVE HAY MEADOW -** See Parcel Descriptions for information on each parcel; R/E Taxes: \$4,093.95.

**PARCEL #3: 10 +/- Ac Rural Acreage - Native Hay Meadow -** Located 1.58 mi N of the I-80 - North Platte Exit 177 on Hwy #83 to North River Road, .3 mi W to Washboard Rd, 1.4 mi N to SW property corner; Legal: Part of W1/2SE1/4 of Sec. 16, T14N, R30W of the 6th P.M., Lincoln Cty, NE; R/E Taxes: \$134.60.

**PARCEL #4A: 672 +/- Ac Pasture -** Located 4.4 mi N of the I-80 - North Platte Exit 177 on Hwy #83 to Sandhill Road, 2.7 mi N on Sandhill Rd to SE corner of property; Legal: All of Sec. 27, Part of N1/2NE1/4 of Sec. 34, T15N, R30W of the 6th P.M., Lincoln Cty, NE; Fenced in one pasture with windmill and submersible pump; R/E Taxes: \$3,173.11.

**PARCEL #4B: 480 +/- Ac Pasture -** Located 4.4 mi N of the I-80 - North Platte Exit 177 on Hwy #83 to Sandhill Road, 2.8 mi N on Sandhill Rd to SW corner of property; Legal: N1/2 & SW1/4 of Sec. 26, T15N, R30W of the 6th P.M., Lincoln Cty, NE; Fenced in two pastures with windmill and submersible pump; R/E Taxes: \$2,252.24.

**PASTURE UNIT - (PARCELS #4A & #4B): 1,152 +/- Ac Pasture -** See Parcel Descriptions for information on each parcel; R/E Taxes: \$5,425.35



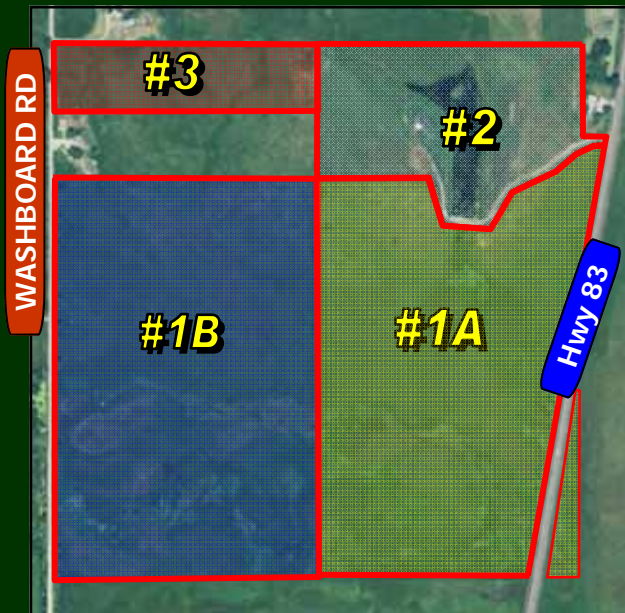
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**WEATHER NOTICE:** On auction day, to check on the status of the BREEN LAND & CATTLE CO, LLC Land Auction due to inclement weather, please call our office at (970) 522-7770 / We will post information on our website @ [www.reckagri.com](http://www.reckagri.com) / Listen to KXNP (103.5 FM) or KODY (1240 AM).





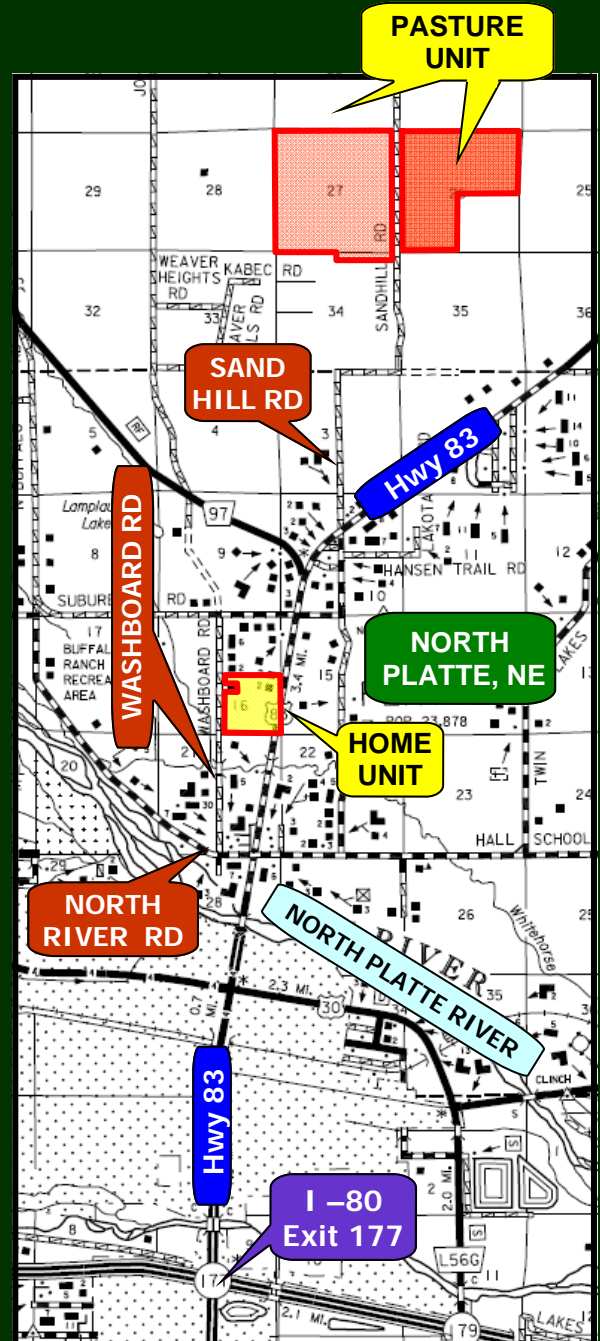
## HOME UNIT AERIAL PARCEL MAP



## PASTURE UNIT AERIAL PARCEL MAP



## LOCATION MAP



A DETAIL BROCHURE is available upon request and is REQUIRED to bid at the auction, via cell phone, or on-line bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Auction Land Contract, etc. For additional color photos visit the "BREEN LAND & CATTLE CO, LLC. LAND AUCTION" "Visual Tour on our website: [www.reckagri.com](http://www.reckagri.com)





## BREEN LAND & CATTLE CO, LLC.



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

Address Service Requested

**November 2011**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		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			

Online Internet Bidding  
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and Procedures.

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**23**

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