

Dolson Estate Land AUCTION

Monday August 6, 2007

Sale Time: 1:30 pm MDT

LAND LOCATED: 1 1/2 miles south of Broadwater, Nebraska on Hwy. 92 OR; 14 miles East of Bridgeport, Nebr. on Hwy 385 & 92.

Sale to be held at the Prairie Winds Community Center, Bridgeport, Nebraska.



**ONE MILE OF
RIVER LAND!
HOME &
ACREAGE!
PRIME
FARMLAND!**

**6 MATURE
LAKES!
HUNTING!
FISHING!
RECREATION!
SERENITY!**



This is one of the finest recreational properties available on the North Platte River.

In the heart of some of the best Waterfowl Hunting in Nebraska, this area has been highly proclaimed by Waterfowl Enthusiast's and Wildlife Film crews. This river has the versatility for excellent Waterfowl Hunting, Fishing, Deer and Turkey Hunting.

The Land within the river has been surveyed with documented Ownership to the Estate. The Buyer will receive a Personal Representative's Deed on all Lands. There is very little Deeded Accretion Land in the State and this shall be a benefit to the Land with unquestioned right of ownership. There are 6 Mature lakes on the river area. These Sand Pits will provide years of enjoyment to the Buyer.

The Farm Land is highly productive flood irrigated land producing all crops associated with the Area such as Corn, Beets, Edible Beans and Alfalfa. There are 2 irrigation Wells with excellent Water and shallow water levels.

"Own Your Personal Recreation Area!"

THE LAND WILL BE OFFERED IN TRACTS OR AS A UNIT.

TRACT ONE: Will include approximately 88 acres of river bottom land at the east side of the River Area. This Tract has a secluded Hunting or Recreational Cabin and 5 of the Recreational Lakes.

TRACT TWO: Will include approximately 101 acres of river bottom land at the west end of the River Area and 1 of the Recreational Lakes.

TRACT THREE: A total of 105 Acres which includes 94 acres of prime farmland on the south side of the highway with an irrigation well and cement irrigation ditch.

TRACT FOUR: A nice Country Acreage and Rural Home site, including an older but well kept 1,504 sq. ft. 3 bedroom home with a full basement, attached garage and older outbuildings. The acreage is approximately 4 acres and will have an established shelter belt on the west side and 11.6 acres of farmland.

Terms: The Price will be determined at Auction August 6, 2007 at the Prairie Winds Community Center in Bridgeport, Nebraska. The Land will be offered in Tracts or in Combination. This land is to be sold for cash. All financial arrangements must be made prior to auction. **DEPOSITS REQUIRED SALE DAY:** Tract One: \$40,000.00, Tract Two: \$30,000.00, Tract Three: \$20,000.00, Tract Four: \$10,000.00. The Unit: \$100,000.00. The deposit will be made day of sale upon being the successful bidder which requires signing the Purchase Agreement. The balance will be due at closing, on or before September 12, 2007.

The sale is subject to seller confirmation. Announcements made at sale supersede all prior advertising, oral or printed. The Seller will cooperate with the Buyer if using a 1031 Tax-Deferred Exchange (not to exceed the closing date). Contact Kraupie's Real Estate for more information at 308-262-1150.

Minerals: The seller is reserving none. All minerals owned by the Estate go with the land.

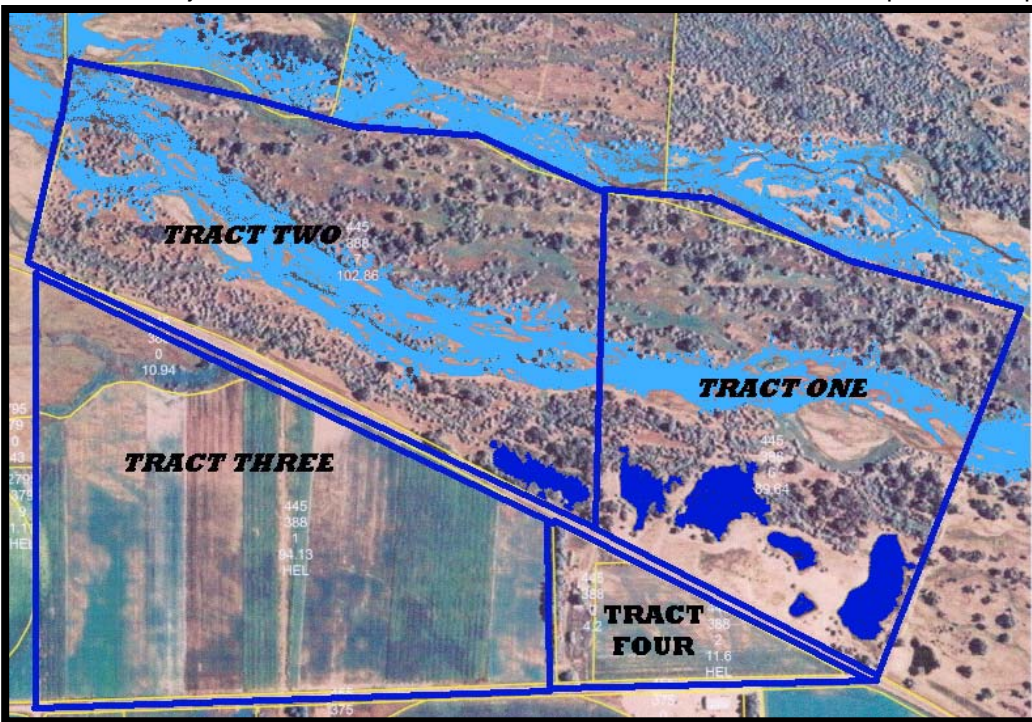
Possession: The Buyer will have full possession on Closing except for Farm Land. Possession of farmland will be March 1, 2008.

Wells: The wells were drilled in 1956 & 1959 with 1,520 and 1,320 gpm and the pumping level at 30 ft.!

Lines have been drawn as estimated from the Survey and ownership of the Deeded Land. The information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyers should make their own investigations and inspection. Note: If you are in a position to buy property of this kind please don't miss this opportunity. Please do not consider the sale as an invitation to view the property or trespass without knowledge of the Owners or the Agent.

**The Mildred Dolson
Estate**

Kathleen L. Brandt and Marilyn J. Borders, Co-Personal Representatives



KRAUPIE'S
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