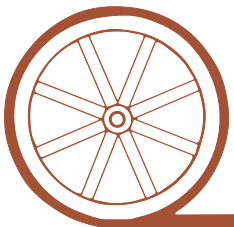


LAND FOR SALE

Guide Rock Farm

- LOCATION:** The farm is 6 miles north of Guide Rock on U.S. Highway 78 and ¼ mile east on “N” road, or 6 ¼ miles east of Cowles, in eastern Webster County, Nebraska.
- LEGAL DESCRIPTION:** Lot 1 in the Northwest Quarter (NW1/4) of Section Three (3), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.
- PROPERTY DESCRIPTION:** 100 tax-assessed acres consisting of productive, non-irrigated cropland with both level and gently rolling terrain. An established windbreak is located at the north boundary of the property.
- FARM SERVICE AGENCY INFORMATION:**
- | | |
|------------------------|---|
| Total Cropland: | 98.33 acres |
| Government Base Acres: | Wheat—52.7 acres, 42 bu PLC yield |
| | Oats—2.2 acres, 43 bu PLC yield |
| | Grain Sorghum—35.7 acres, 65 bu PLC yield |
- REAL ESTATE TAXES:** 2014 Real Estate Tax - \$1,417.58
- COMMENTS:** This is a productive, non-irrigated farm with great soil types. It has excellent access, being less than ¼ mile off of a hard-surfaced road.
- LIST PRICE:** **\$367,500.00**
- CONTACT:** Adam D. Pavelka, Listing Agent (402) 984-7744 adam@agriaffiliates.com

Offered Exclusively By:



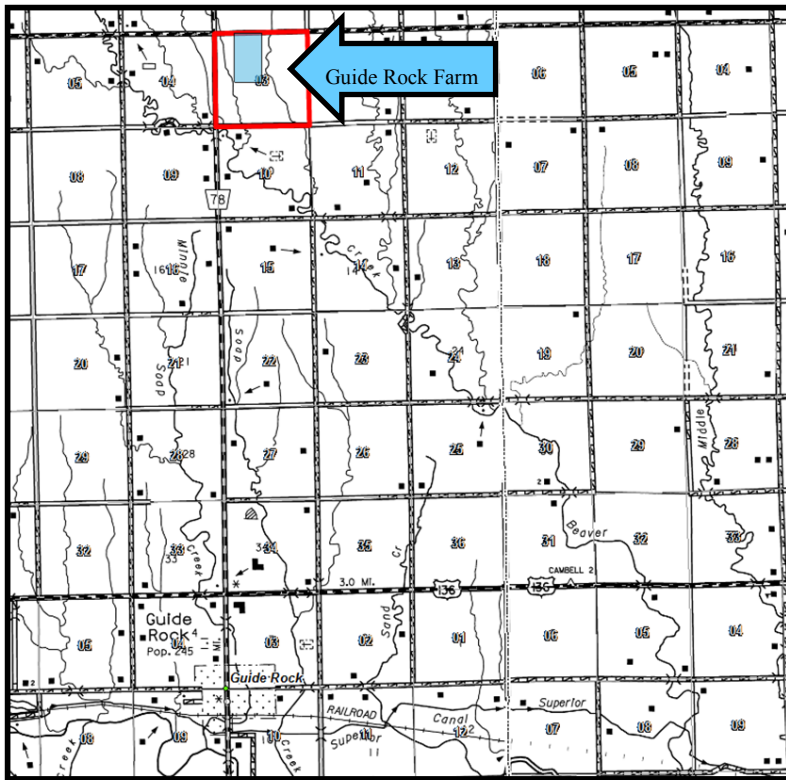
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HASTINGS OFFICE
P.O. Box 519

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.



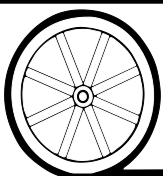
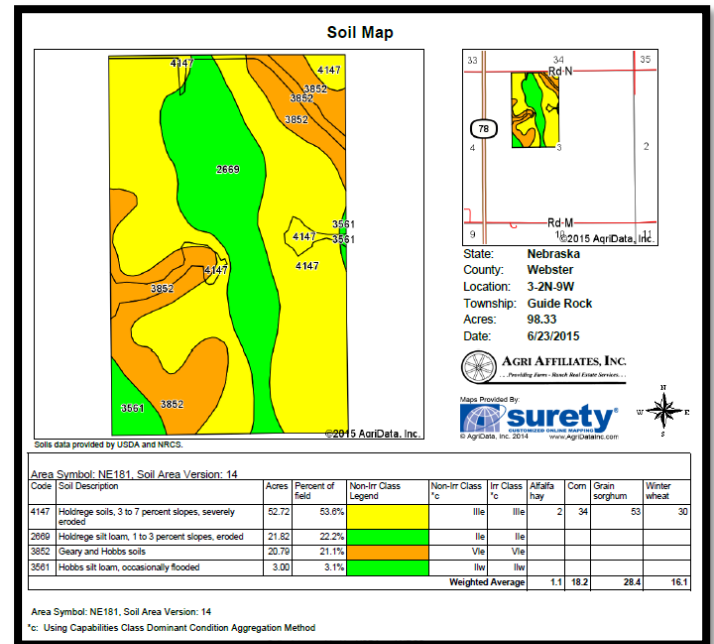


NATURAL RESOURCE

DISTRICT: The farm is located in the Lower Republican Natural Resource District.

SOILS: The primary soils on this farm are of the Holdrege series.

LEASE: Possession of this farm could be granted immediately following the 2015 harvest.



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