

Minor - Colerick

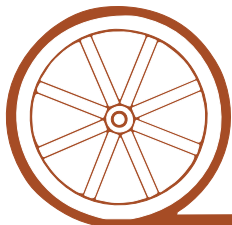
16,520 Deeded Acres, 640 School Lease

Sandhills Ranch



*On the headwaters of, and bisected by the
Snake River in Cherry County, Nebraska*

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

www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

Information contained herein was obtained for 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.

Minor - Colerick Ranch

Location:

From Gordon, Nebraska the Minor - Colerick Ranch is located 3 1/2 miles south on NE Hwy 27, then 2 miles east on 610th Road and then 11 1/2 miles southeast on 131st Trail to the northwest corner of the property. The ranch is split by 131st Trail, which is a blacktop road.

Legal

Description:

N1/2NE1/4 Section 5-T29N-R40W; All of Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 17, 18, 19, 20, W1/2, NW1/4NE1/4 Section 21; N1/2NE1/4, NE1/4NW1/4 Section 22; S1/2, NW1/4 Section 28; All Sections 29, 30, E1/2, S1/2SW1/4, NE1/4SW1/4, Pt. NW1/4SW1/4, N1/2NW1/4, Pt SW1/4NW1/4, SE1/4NW1/4 Section 31; All Sections 32, 33; S1/2, SW1/4NW1/4 Section 34-T30N-R40W; All Sections 29, 30, 31, 32, 33, S1/2, S1/2N1/2, NW1/4NW1/4 Section 34-T31N-R40W of the 6th P.M., Cherry Cty.

Land Use:

The ranch includes 7 major pastures of various sizes; several pastures 200 to 600 acres; and numerous smaller traps. The ranch has very good 4 wire barbed wire fencing throughout. Water is provided by 28 windmills; a submersible well at both the headquarters and the west calving lot; and by the Snake River or by standing water in 4 of the pastures. The Ranch includes 6 meadows, with 1,000 acres of meadow area. A county road bisects the property from northwest to southeast, and includes a blacktop surface. Building improvements are adjacent to this road on the east-central boundary. These include 2 very nice modular homes, numerous smaller sheds, a modest concrete block shop, and a new/very good 50X80 steel building.

Taxed Acres:

16,519.6 tax assessed acres

School Lease:

640 acres in Section 16-T30N-R40W

Taxes:

2013 taxes payable in 2014 are \$58,728

Price:

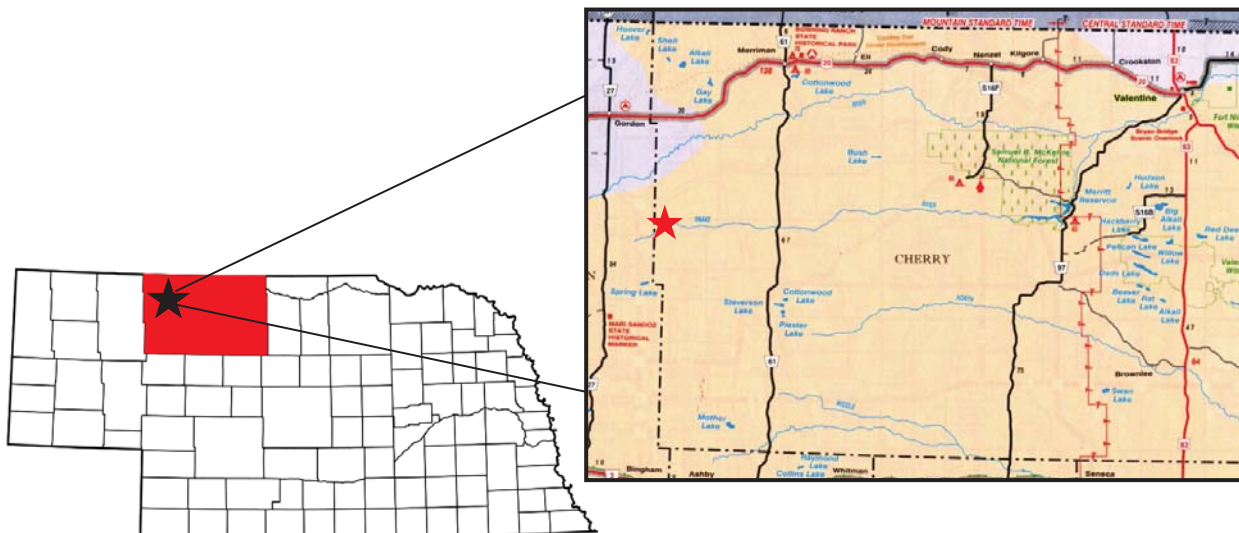
\$11,500,000

Comments:

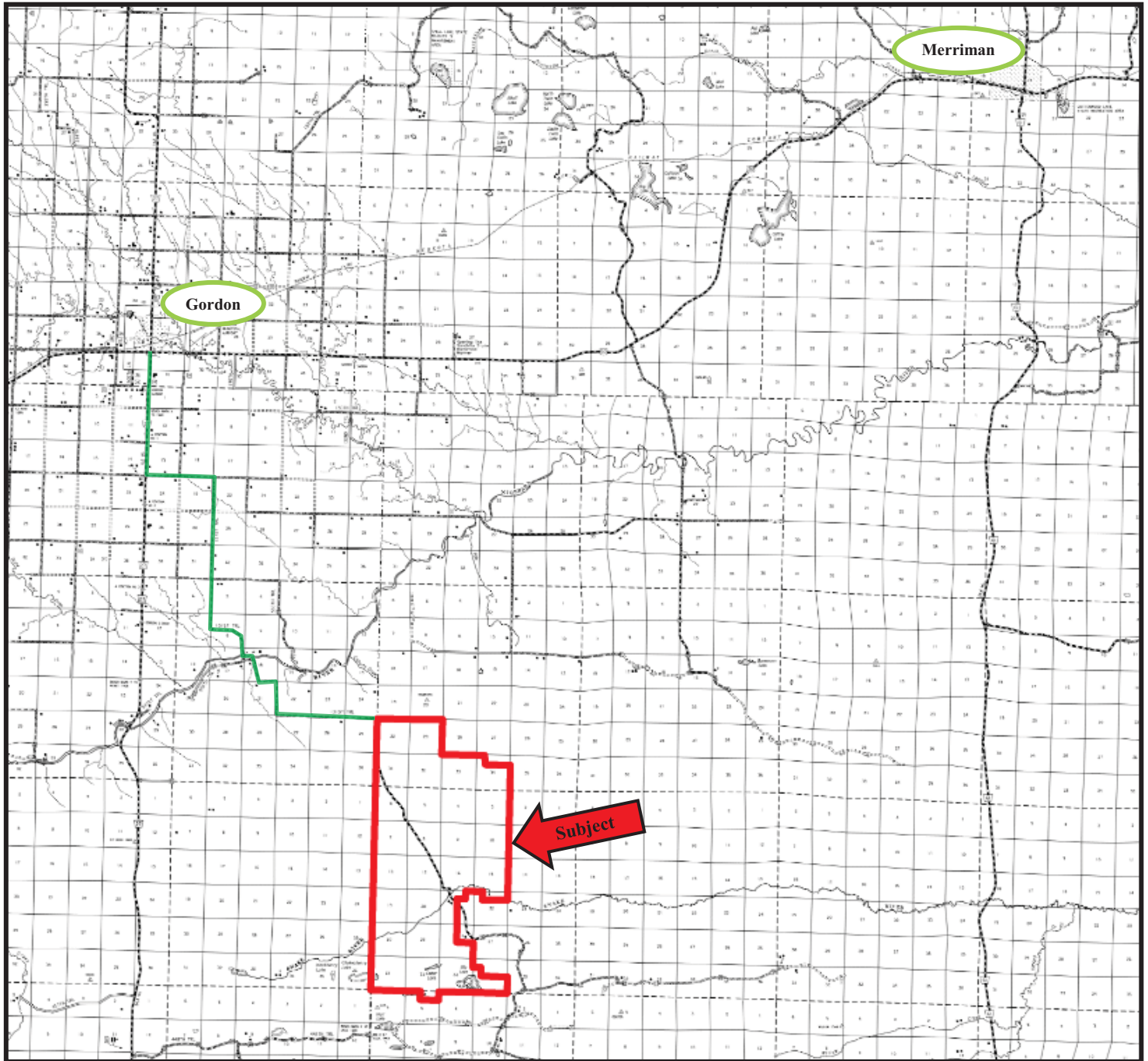
Excellent balanced ranch configured in one solid block, bisected by the Snake River. Excellent fencing throughout; very good livestock water.

Contact:

Mike Polk, Listing Agent (308) 539-4446 or e-mail mike@agriaffiliates.com
Dallas Dodson (402)389-0319, Don Walker (308)764-7175
Bruce Dodson, Jerry Weaver, Roger Luehrs, Greg Polk
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Minor - Colerick Ranch



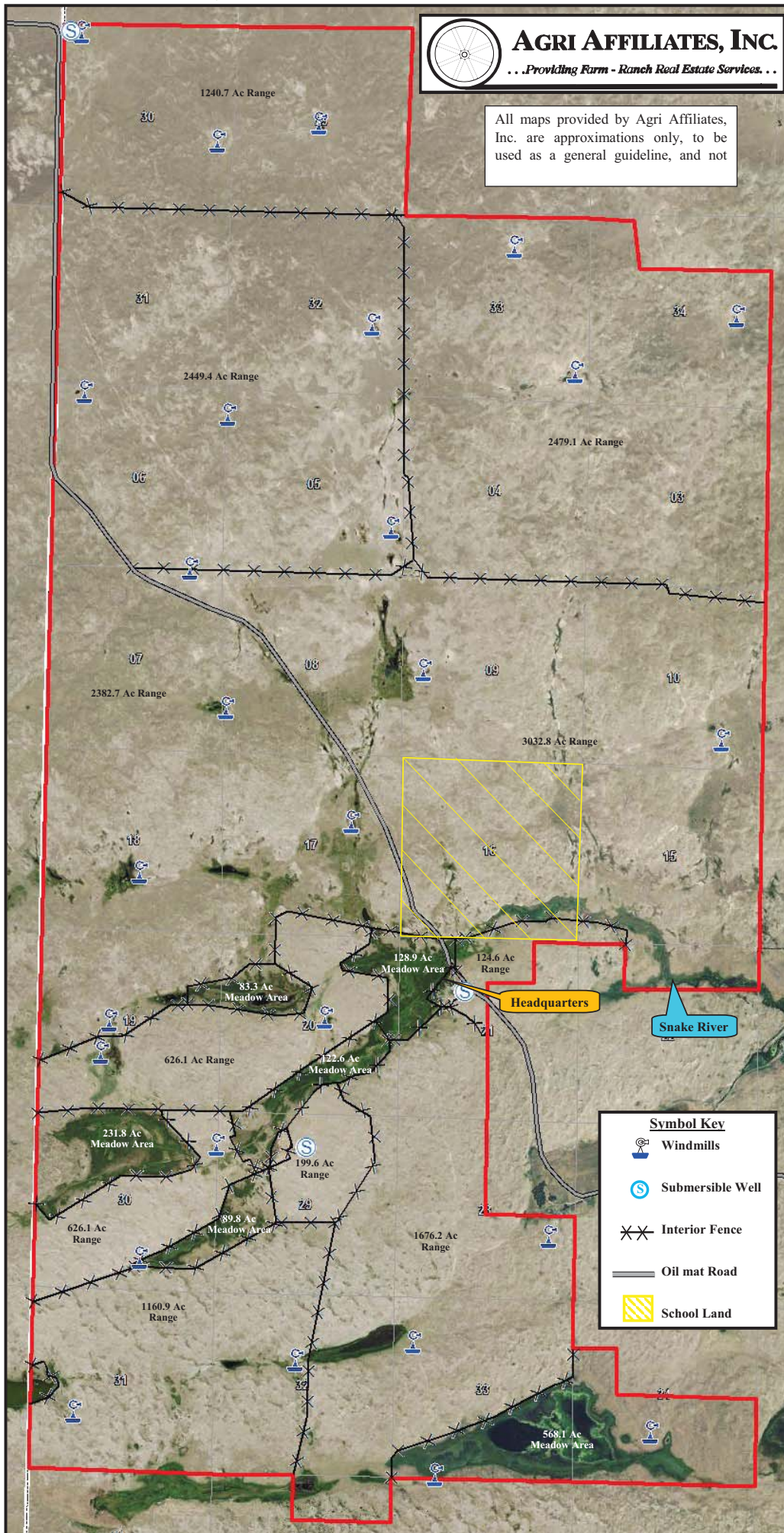
Minor - Colerick Ranch



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





Nice 4 barbed wire fences throughout the ranch



Well watered ranch with 28 windmills, live water from Snake River, as well as 2 submersible wells



Main home located adjacent to blacktop road



Newer 50X80' Steel Building



One of the numerous sheds, outbuildings located at the Headquarters



Second home

WATER AVAILABILITY

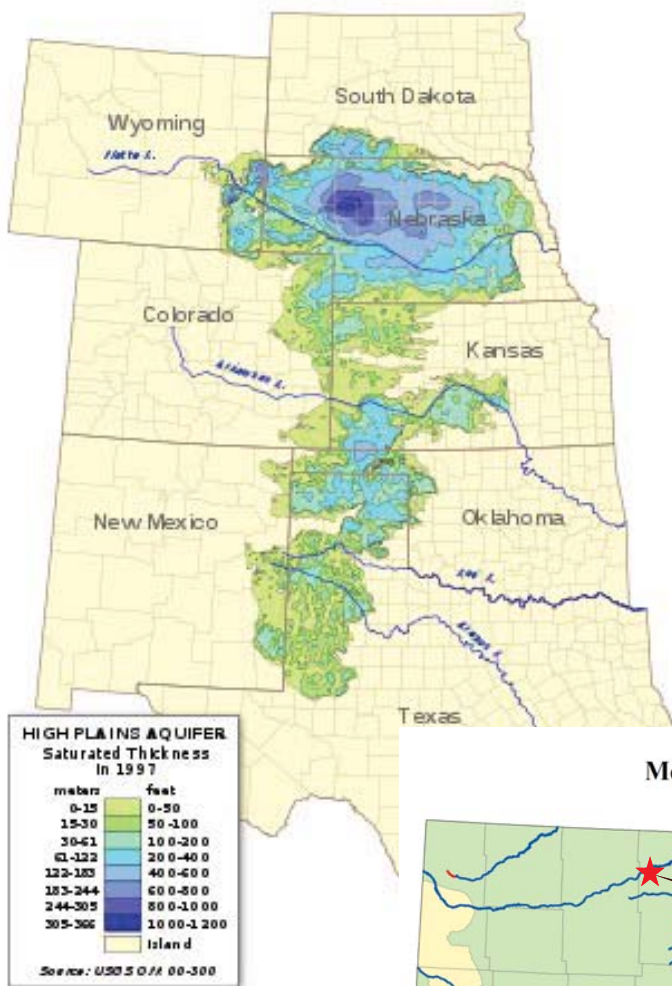
IN THE NEBRASKA SANDHILLS

The historic Nebraska Sandhills occupy 19 million acres in west central Nebraska. Stretching from Alliance on the west to Neligh on the east, the Sandhills are primarily south of the Niobrara River and north of the Platte River. Formed in very recent geologic time, these sand dunes are held in place by warm season grasses. Although there are differences in rainfall, growing season and terrain, the entire Sandhills area enjoys an abundance of underground water.

Research wells at Hyannis, Nebraska, indicate over 1,400 feet of sand saturated with 1,400 feet of water. Surface water varies in different communities of the Sandhills with an abundance of small lakes throughout the western, northern & eastern portions. Most ranches in those areas enjoy an abundance of sub-irrigated meadows and therefore native hay production for year-round balance of the ranch.

Annual precipitation varies from 16 inches at Alliance to more than 23 inches in eastern portions of the Sandhills. A unique feature is that every drop of precipitation is absorbed by the sand (sponge), with virtually no run-off. The Sandhills do include a number of smaller streams/ rivers. Water in these streams is nearly 100% from springs with essentially no variation throughout the year.

The Sandhills of Nebraska provide an excellent environment for production of beef cattle. Depending on the extent of wet meadows, required acreage per cow varies from 13 to 22 acres per year. Many ranches operate on a cake and range basis.



AGRI AFFILIATES

Providing Services for
Farm, Ranch & Recreational Properties

The Contract

When two people meet an agreement made,
the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand,
on their word of honor they take their stand.

These days there are contracts all written out,
so there is nothing to dispute about.
But if a person won't stand on their word understood,
A piece of paper won't make it good.

Shalah

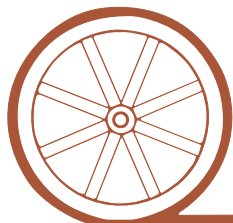


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