

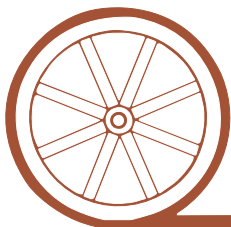
Niobrara River Ranch

Cherry County, Nebraska



Co-Listed with Maddux Landbanc Realty, LLC

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 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.

Niobrara River Ranch

Location:

The Niobrara River Ranch is located 14 miles east of Gordon, Nebraska on State Highway 20 and then 3 miles south on county gravel road.

Legal

Description:

All in T32N-R39W of the 6th P.M., Cherry County, NE : N1/2, SE1/4 Section 10; S1/2, S1/2NW1/4 Section 11; S1/2NW1/4, N1/2SW1/4 Section 12; S1/2, S1/2NW1/4, NW1/4NW1/4 Section 13; All Section 14; NE1/4, N1/2SE1/4 Section 15; All Section 23; NW1/4NE1/4, W1/2 Section 24; All Section 25.

Land Use:

The ranch is fenced into five large pastures and two small pastures with 5 windmills and tanks and 3 miles of river for additional water. The 3 miles of Niobrara River afford an abundance of deer, turkey and canoeing opportunities. There is a 130 acre pivot for feed production along with 120 acres of additional dryland cropland.

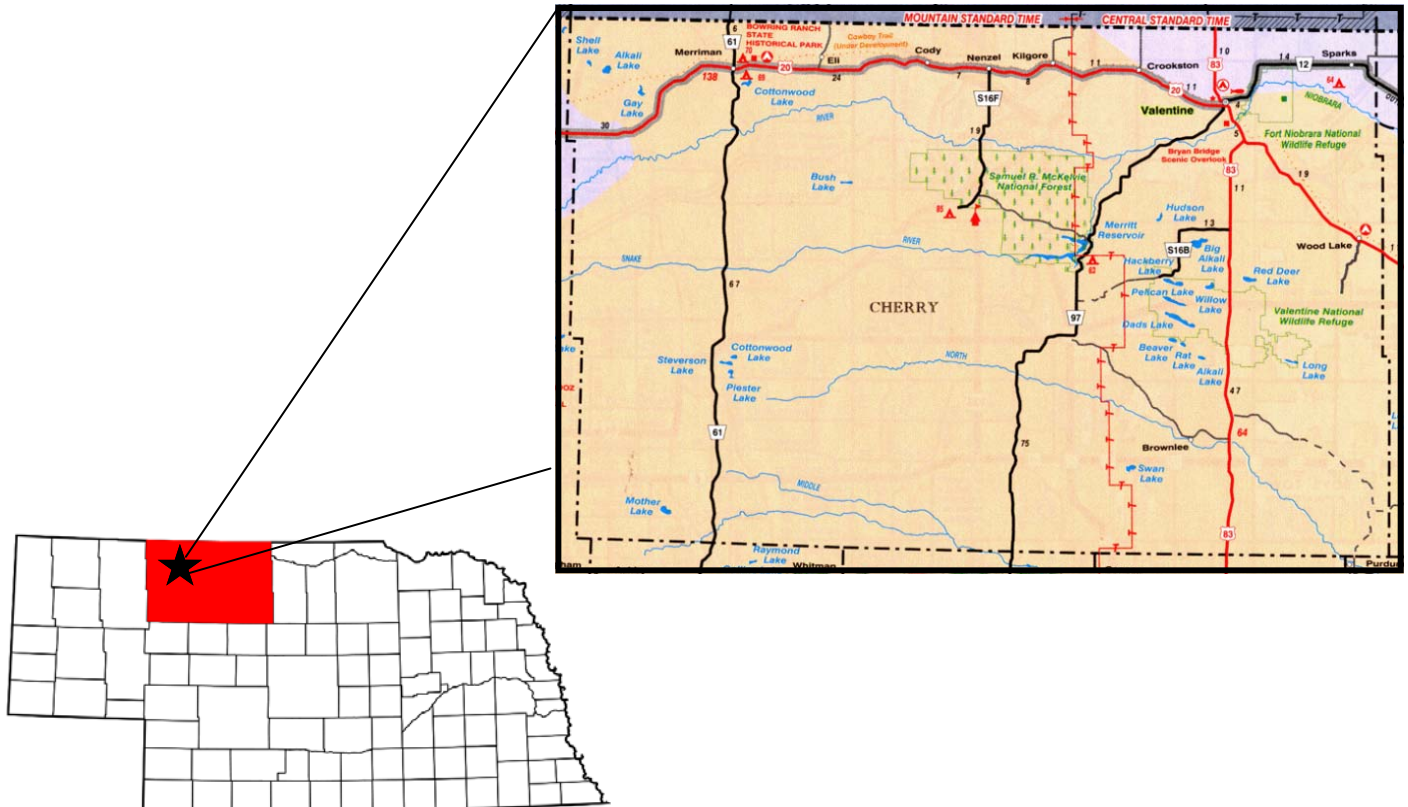
Irrigation

Information:

7 tower 130 Acre Zimmatic Pivot with lo-pressure drops, 100 HP Electric Motor, WLR Irrigation Pump. NE Well Registration #G-041828; test pumped Dec. 27, 2012 by R&L Irrigation - 700 GPM at 30 psi. Static water level 57', Well Depth 378'.

Soils:

The pivot is 70% Class II soils and 29.1% Class IV. There is approximately 103 acres of dryland cropland adjacent to the pivot that is Class II dryland soils.



Niobrara River Ranch

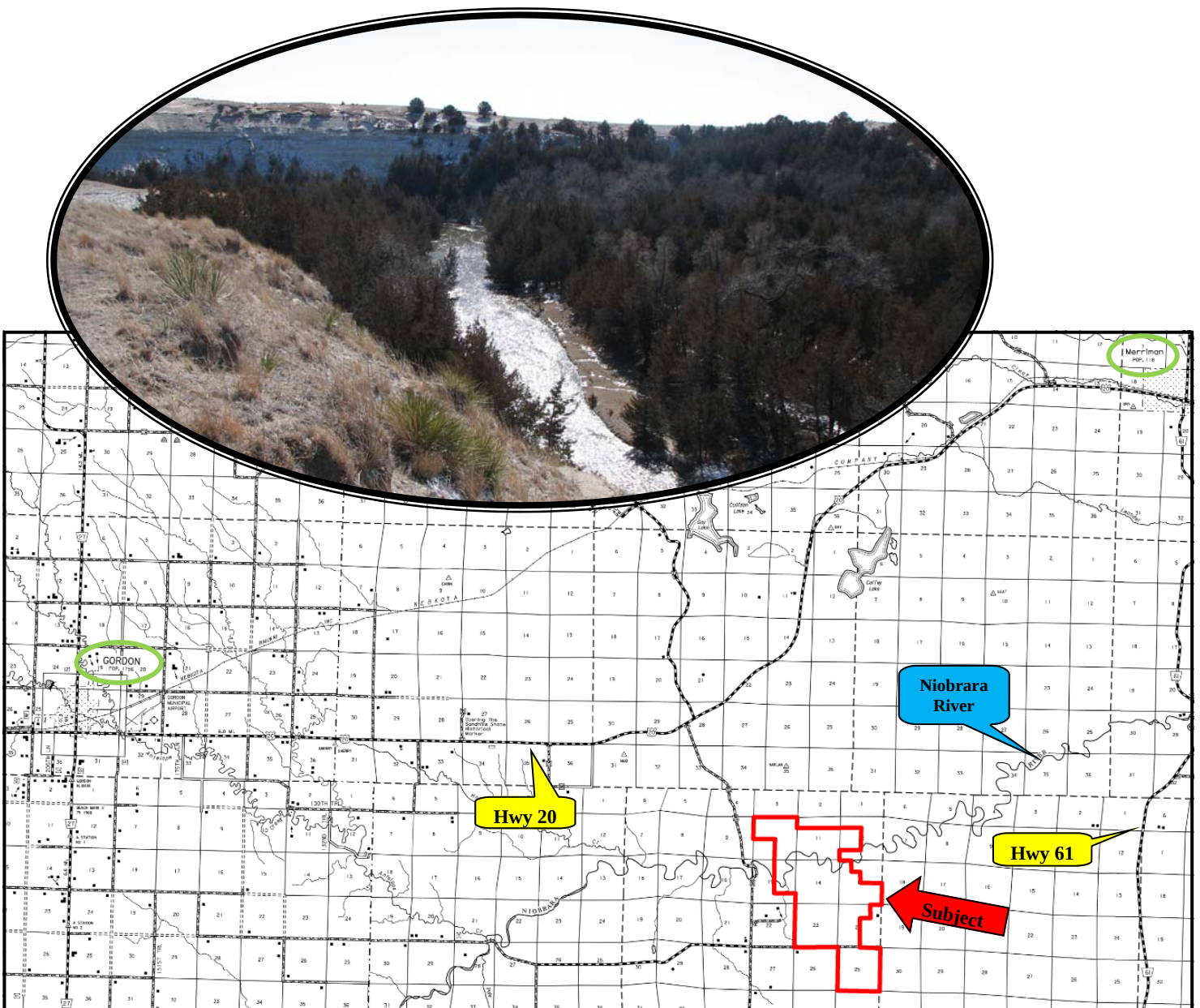
Taxed Acres: 4,080 tax assessed acres

Taxes: 2012 taxes payable in 2013 are \$18,013.04

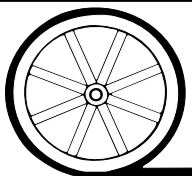
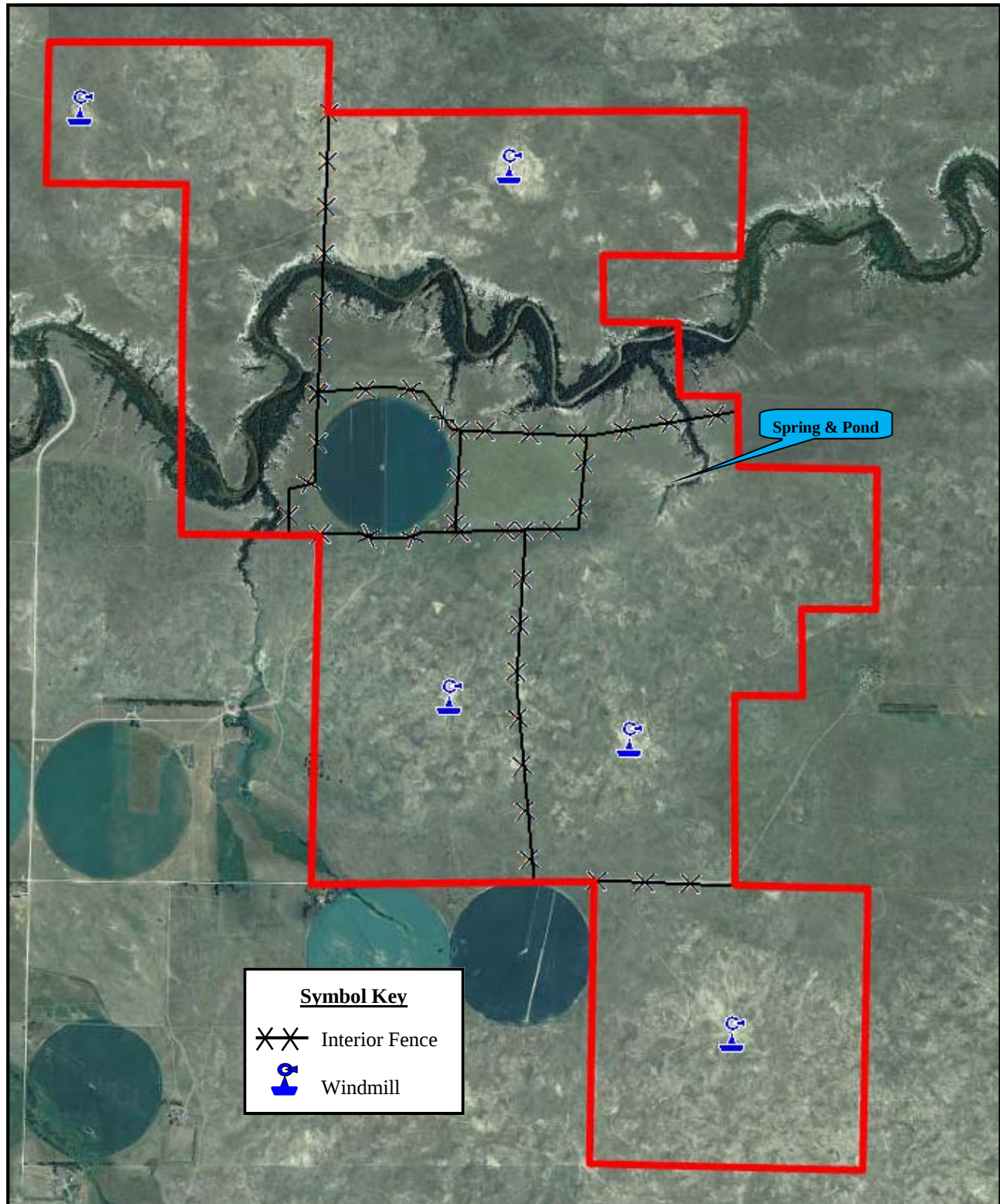
Price: \$2,600,000

Comments: This is an excellent grass ranch with abundant water and wildlife. There is good access with county road access on the west and the south. The center pivot is an excellent source of feed production. There are several locations for a headquarters that would provide scenic settings overlooking the Niobrara River.

Contact: Mike Polk, Co-Listing Agent (308) 539-4446 or e-mail mike@agriaffiliates.com
Or Sonny Maddux, Co-Listing Agent (308)650-9695 or email madduxlandbanc@yahoo.com
Dallas Dodson, Loren Johnson, Chase Dodson, Jerry Weaver, Roger Luehrs,
Tony Eggleston, Bruce Dodson, Greg Polk



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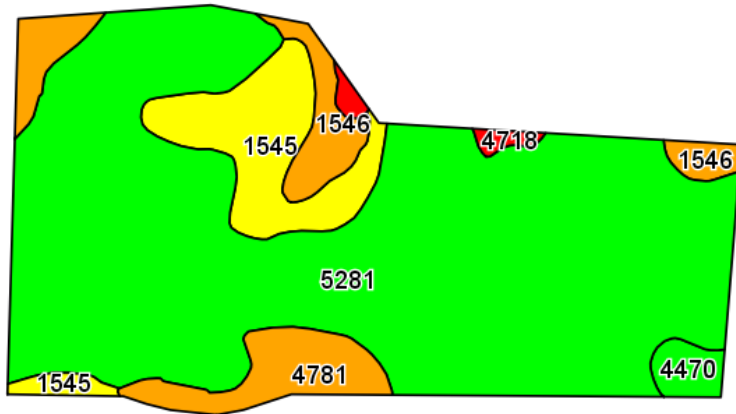
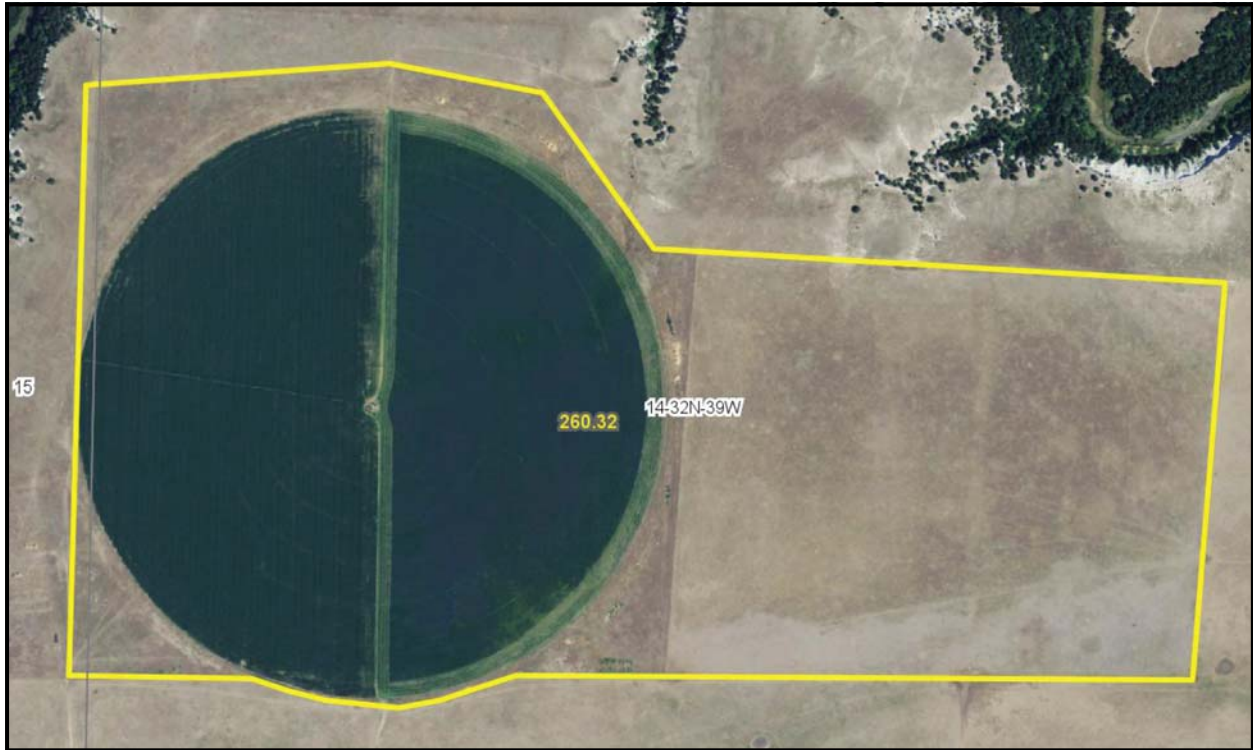
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All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Niobrara River Ranch

Cropland Information



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
5281	Vetal fine sandy loam, 0 to 3 percent slopes	199	76.5%		Ile	Ile
1545	Dailey loamy fine sand, 0 to 3 percent slopes	26	10.0%		IVe	IVe
1546	Dailey loamy fine sand, 3 to 9 percent slopes	15.8	6.1%		Vle	IVe
4781	Valentine fine sand, 0 to 3 percent slopes	13	5.0%		Vle	IVe
4470	Doughboy fine sandy loam, 0 to 3 percent slopes	4.1	1.6%		IIIe	Ile
4718	Orpha-Rock outcrop complex, 30 to 60 percent slopes	2.4	0.9%		VIIIs	





Beautiful views of the Niobrara River
3 miles of river frontage throughout property



Great year-round water availability
Natural spring and pond



WATER AVAILABILITY

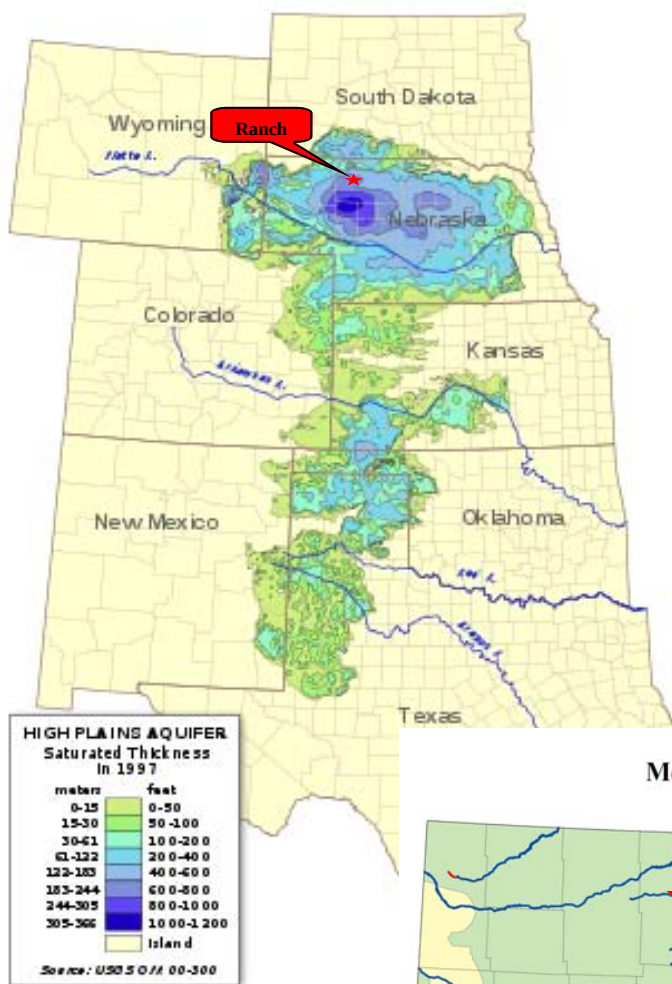
IN THE NEBRASKA SANDHILLS

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.



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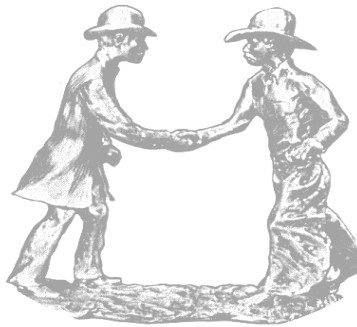
Providing Services for
Farm, Ranch & Recreational Properties

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

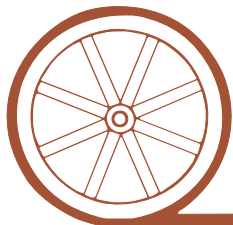


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