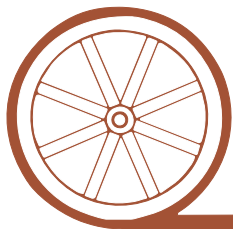


HEMINGFORD FARM

BOX BUTTE 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

Telecopier (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.

Location:

All parcels of the property are located within 8 miles of Hemingford, Nebraska.

Legal Description:

Please see the following Parcel breakdowns. All properties are located in Box Butte County, Nebraska.

Acres:

Parcel 1 - 160 acres
Parcel 2 - 469 acres
Parcel 3 - 160 acres
Parcel 4 - 154.83 acres
Parcel 5 - 1,990 acres

Taxes:

Parcel 1 - \$1,026.78
Parcel 2 - \$2,846
Parcel 3 - \$886.56
Parcel 4 - \$863.36
Parcel 5 - \$14,055.56

Land Use:

This dryland farm is predominately utilized for summer-fallow wheat production. Millet and corn have also been produced on the farm.

**Improvements & Equipment:**

Improvements on Parcel 5 only (See Page 12).

Price:

Parcel 1 - \$138,000	Parcel 4 - \$154,000
Parcel 2 - \$405,000	Parcel 5 - \$2,030,000
Parcel 3 - \$90,000	

Comments:

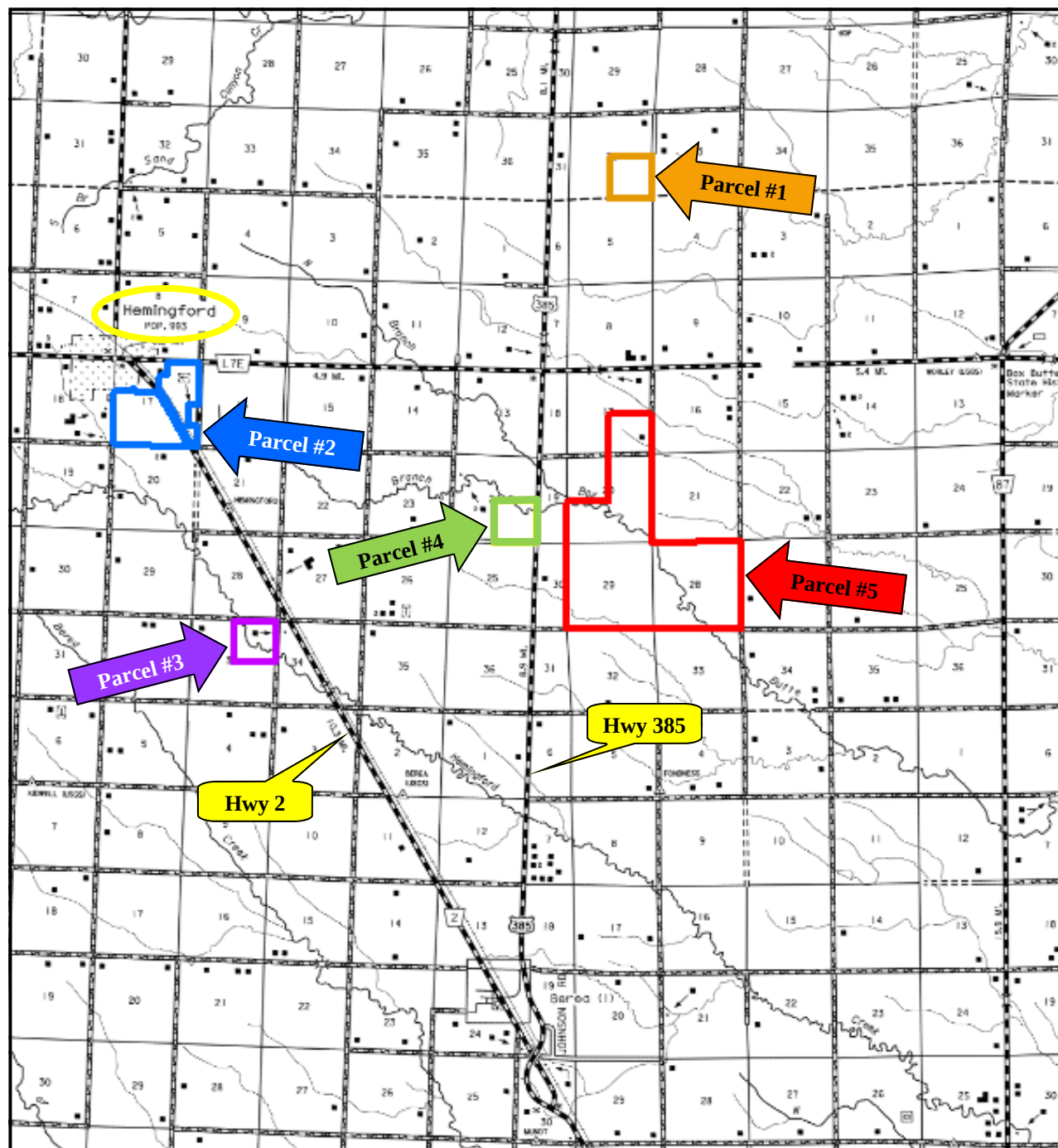
This is a very productive dryland farm located within a very progressive agricultural area of the northwestern panhandle of Nebraska.

Contact:

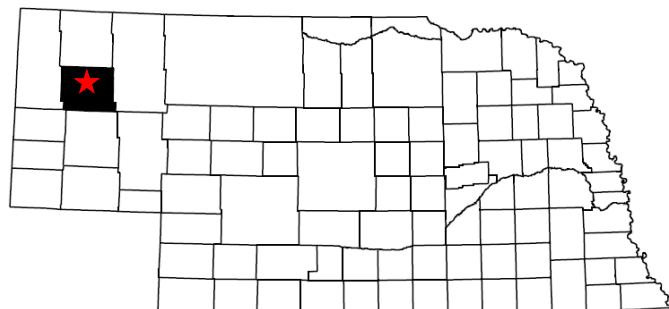
Bruce Dodson; Listing Agent - 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, Dallas Dodson, Roger Luehrs, Loren Johnson, Jerry Weaver,
Tony Eggleston, Chase Dodson, Greg Polk



Hemingford Farm Location Map



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



Hemingford Farm Parcel #1

Legal Description:

SE1/4 Section 32-T28N-R48W of the 6th P.M., Box Butte County, Nebraska.

Taxed Acres:

160 acres

Taxes:

2012 Taxes Payable in 2013 - \$1,026.78

Land Use:

161 FSA acres with 80 acres is growing winter wheat.

Price:

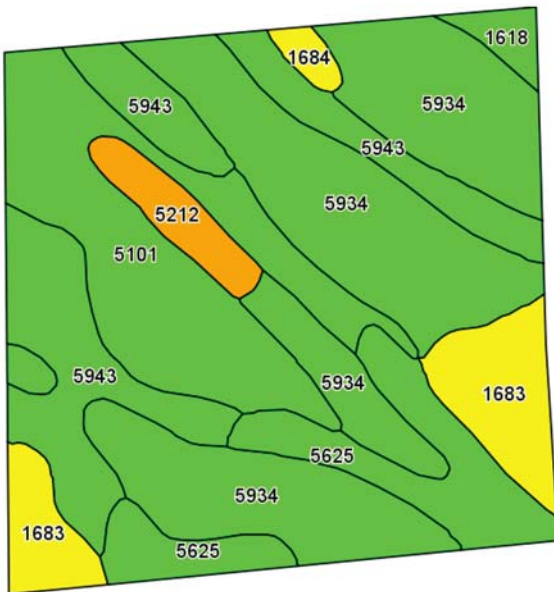
\$138,000 (\$863/acre)

Comments:

This parcel is subject to a share crop lease with the buyer receiving 1/3 of the 2013 growing wheat.



Parcel #1



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Productivity Index	SRPG	Alfalfa hay	Winter wheat
5934	Creighton very fine sandy loam, 1 to 3 percent slopes	61.4	38.2%		Ile	Ile	1683	51	51	1.5	40
5101	Alliance loam, 1 to 3 percent slopes	32	19.9%		Ile	Ile	1693	57	58	1.6	39
5943	Duroc loam, 1 to 3 percent slopes	27.7	17.2%		Ile	Ile	1693	54	55	1.8	42
5625	Duroc loam, occasionally flooded	17.1	10.6%		Ilw	Ilw	2287	52	53	2	42
1683	Manter-Satanta fine sandy loams, 0 to 3 percent slopes	14.1	8.7%		Ille	Ille	2025	45	46	1.4	39
5212	Oglaala-Canyon very fine sandy loams, 3 to 9 percent slopes	5	3.1%		Vs	IVe	1780	30	30	1	29
1618	Keith loam, 1 to 3 percent slopes	2.2	1.3%		Ile	Ile	2485	62	63	1.6	40
1684	Manter-Satanta fine sandy loams, 3 to 6 percent slopes	1.5	0.9%		Ille	Ille	1989	44	44	1.2	32
Weighted Average							1795	51.7	52.2	1.6	39.8

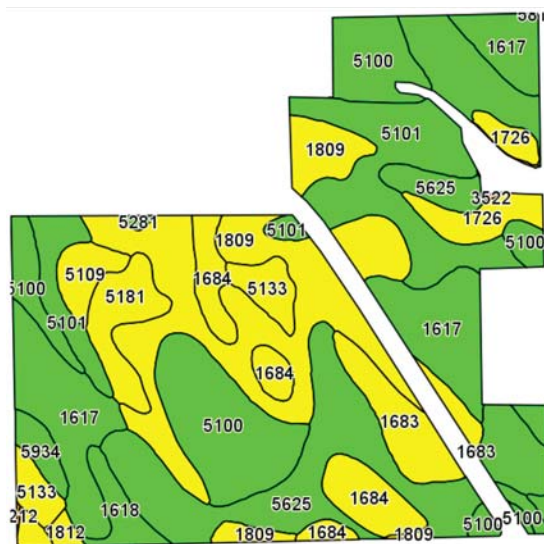
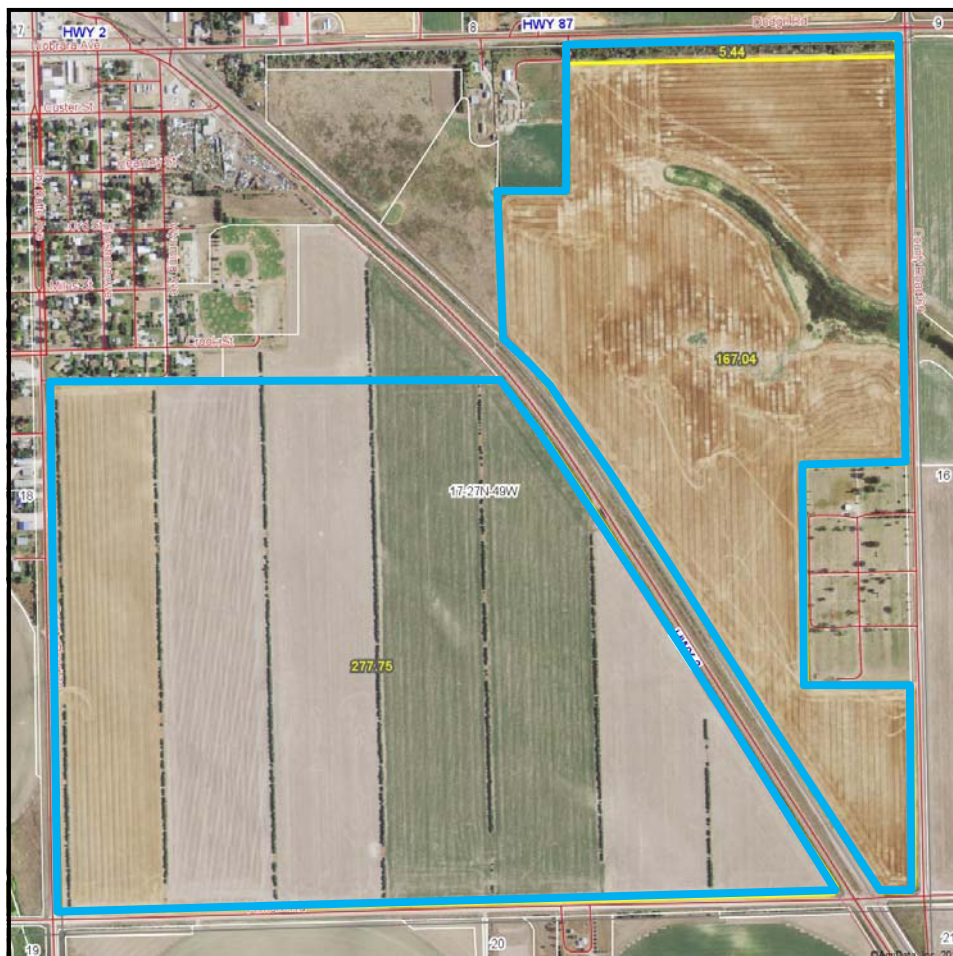
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Hemingford Farm Parcel #2

<u>Legal Description:</u>	Pt. N1/2, S1/2 Section 17-T27N-R49W of the 6th P.M., Box Butte County, Nebraska.
<u>Taxed Acres:</u>	469 acres
<u>Taxes:</u>	2012 Taxes Payable in 2013 - \$2,846
<u>Land Use:</u>	426 FSA acres <u>with 137 acres is growing winter wheat.</u>
<u>Price:</u>	\$405,000 (\$864/acre)
<u>Comments:</u>	<u>Buyer receives immediate possession on all of the cropland including 137 acres of growing wheat.</u>



Parcel #2



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Productivity Index	SRPG	Alfalfa hay	Winter wheat
1809	Satanta fine sandy loam, 1 to 3 percent slopes	84.7	19.5%		> 6.5ft.	IIle	Ile	2485	47	47	1.7	40
5101	Alliance loam, 1 to 3 percent slopes	66.7	15.3%		> 6.5ft.	Ile	Ile	1693	57	58	1.6	39
5100	Alliance loam, 0 to 1 percent slopes	59	13.5%		> 6.5ft.	IIc	I	1693	58	59	1.8	43
5625	Duroc loam, occasionally flooded	58	13.3%		> 6.5ft.	IIw	IIw	2287	52	53	2	42
1617	Keith loam, 0 to 1 percent slopes	57.3	13.2%		> 6.5ft.	IIc	I	2485	63	64	1.8	44
1684	Manter-Satanta fine sandy loams, 3 to 6 percent slopes	23.6	5.4%		> 6.5ft.	IIle	IIle	1989	44	44	1.2	32
1726	Rosebud loam, 1 to 3 percent slopes	14.6	3.4%		> 6.5ft.	IIle	IIle	2485	32	32	1.3	36
1683	Manter-Satanta fine sandy loams, 0 to 3 percent slopes	14.4	3.3%		> 6.5ft.	IIle	IIle	2025	45	46	1.4	39
5181	Hemingford loam, 3 to 6 percent slopes	13.7	3.1%		> 6.5ft.	IIle	IIle	1700	51	51	1.2	32
5133	Busher-Jayem loamy very fine sands, 0 to 3 percent slopes	11.4	2.6%		> 6.5ft.	IIle	IIle	1584	44	44	1.2	34
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	10.1	2.3%		> 6.5ft.	Ile	Ile	2045	45	46	1.5	38
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	7.1	1.6%		> 6.5ft.	IIle	IIle	2045	44	44	1.2	32
1618	Keith loam, 1 to 3 percent slopes	6.7	1.5%		> 6.5ft.	Ile	Ile	2485	62	63	1.6	40
5934	Creighton very fine sandy loam, 1 to 3 percent slopes	4.8	1.1%		> 6.5ft.	Ile	Ile	1683	51	51	1.5	40
1812	Satanta fine sandy loam, 3 to 6 percent slopes	1.8	0.4%		> 6.5ft.	IIle	IIle	2500	46	46	1.3	34
5281	Vetal fine sandy loam, 0 to 3 percent slopes	0.7	0.2%		> 6.5ft.	Ile	Ile	1485	47	47	1.4	39
3522	Lamo variant loam, 0 to 1 percent slopes	0.4	0.1%		0.7ft.	Vw		4158	47	47		
5212	Ogjala-Canyon very fine sandy loams, 3 to 9 percent slopes	0.2	0.0%		> 6.5ft.	Vs	IVe	1780	30	30	1	29
Weighted Average								2109.6	52.2	52.8	1.6	39.7

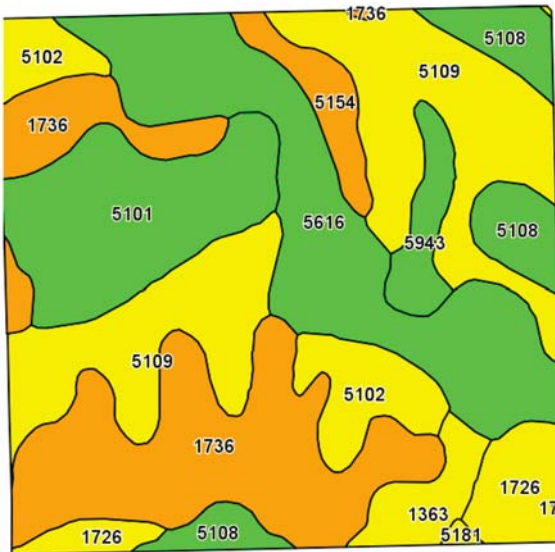
All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Hemingford Farm Parcel #3

<u>Legal Description:</u>	NE1/4 Section 33-T27N-R49W of the 6th P.M., Box Butte County, Nebraska.
<u>Taxed Acres:</u>	160 acres
<u>Taxes:</u>	2012 Taxes Payable in 2013 - \$886.56
<u>Land Use:</u>	94 cultivated acres and 62 acres in hayland.
<u>Price:</u>	\$90,000 (\$563/acre)
<u>Comments:</u>	<u>Buyer receives immediate possession.</u>



Parcel #3



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Productivity Index	SRPG	Alfalfa hay	Winter wheat
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	34.1	22.6%		IIIe	IIIe	2045	44	44	1.2	32
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	33.1	21.9%		Vs	IVe	1783	19	20	1	28
5616	Craft very fine sandy loam, occasionally flooded	27.8	18.3%		IIw	IIw	2772	35	35		39
5101	Alliance loam, 1 to 3 percent slopes	18.4	12.1%		Ile	Ile	1693	57	58	1.6	39
5102	Alliance loam, 3 to 6 percent slopes	9.3	6.2%		IIIe	IIIe	1700	56	56	1.3	34
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	9	5.9%		Ile	Ile	2045	45	46	1.5	38
1726	Rosebud loam, 1 to 3 percent slopes	6.9	4.6%		IIIe	IIIe	2485	32	32	1.3	36
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	4.3	2.8%		IIIe	IIIe	1700	51	51	1.2	34
5154	Canyon very fine sandy loam, 3 to 30 percent slopes	4.2	2.8%		VIs		700	4	4		
5943	Duroc loam, 1 to 3 percent slopes	3.9	2.6%		Ile	Ile	1693	54	55	1.8	42
5181	Hemingford loam, 3 to 6 percent slopes	0.3	0.2%		IIIe	IIIe	1700	51	51	1.2	32
Weighted Average							2019.8	38.1	38.5	1	33.3

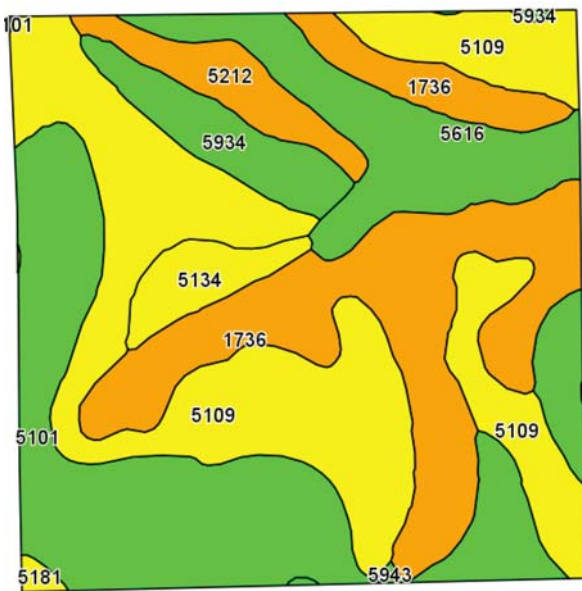
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Hemingford Farm Parcel #4

<u>Legal Description:</u>	SE1/4 Section 24-T27N-R49W of the 6th P.M., Box Butte County, Nebraska.
<u>Taxed Acres:</u>	154.83 acres
<u>Taxes:</u>	2012 Taxes Payable in 2013 - \$863.36
<u>Land Use:</u>	149 FSA acres all in growing winter wheat.
<u>Price:</u>	\$154,000 (\$995/acre)
<u>Comments:</u>	<u>Buyer receives immediate possession on all 149 acres of growing wheat.</u>



Parcel #4



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Productivity Index	SRPG	Alfalfa hay	Winter wheat
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	50	32.0%		IIIe	IIIe	2045	44	44	1.2	32
5101	Alliance loam, 1 to 3 percent slopes	37.8	24.2%		Ile	Ile	1693	57	58	1.6	39
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	34.1	21.8%		Vs	IVe	1783	19	20	1	28
5616	Craft very fine sandy loam, occasionally flooded	15.7	10.0%		IIw	IIw	2772	35	35		39
5934	Creighton very fine sandy loam, 1 to 3 percent slopes	7.3	4.7%		Ile	Ile	1683	51	51	1.5	40
5212	Oglaala-Canyon very fine sandy loams, 3 to 9 percent slopes	6.1	3.9%		Vs	IVe	1780	30	30	1	29
5134	Busher-Jayem loamy very fine sands, 3 to 6 percent slopes	4.5	2.9%		IVe	IVe	1584	43	43	1	30
5181	Hemingford loam, 3 to 6 percent slopes	0.5	0.3%		IIIe	IIIe	1700	51	51	1.2	32
5943	Duroc loam, 1 to 3 percent slopes	0.2	0.2%		Ile	Ile	1693	54	55	1.8	42
Weighted Average							1932.9	40.6	41.1	1.1	33.7

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Hemingford Farm Parcel #5

Legal

Description:

SE1/4 Section 17-T27N-R48W; NE1/4, SE1/4, SW1/4 Section 20-T27N-R48W;
All Section 28-T27N-R48W; NE1/4 Section 29-T27N-R48W; S1/2, NW1/4 Section 29-
T27N-R48W of the 6th P.M., Box Butte County, Nebraska.

Taxed Acres:

1,990 acres

Taxes:

2012 Taxes Payable in 2013 - \$14,055.56

Land Use:

1,943 FSA acres **with 869 acres is growing winter wheat.**

Improvements:

Buildings on Parcel 5 include 1,687 sq. ft. house, two garages, two quonsets, a frame shop,
12 - 8,500 bushel bins, one bulk bin, 4 - 24,000 bushel bins and one Morton building.

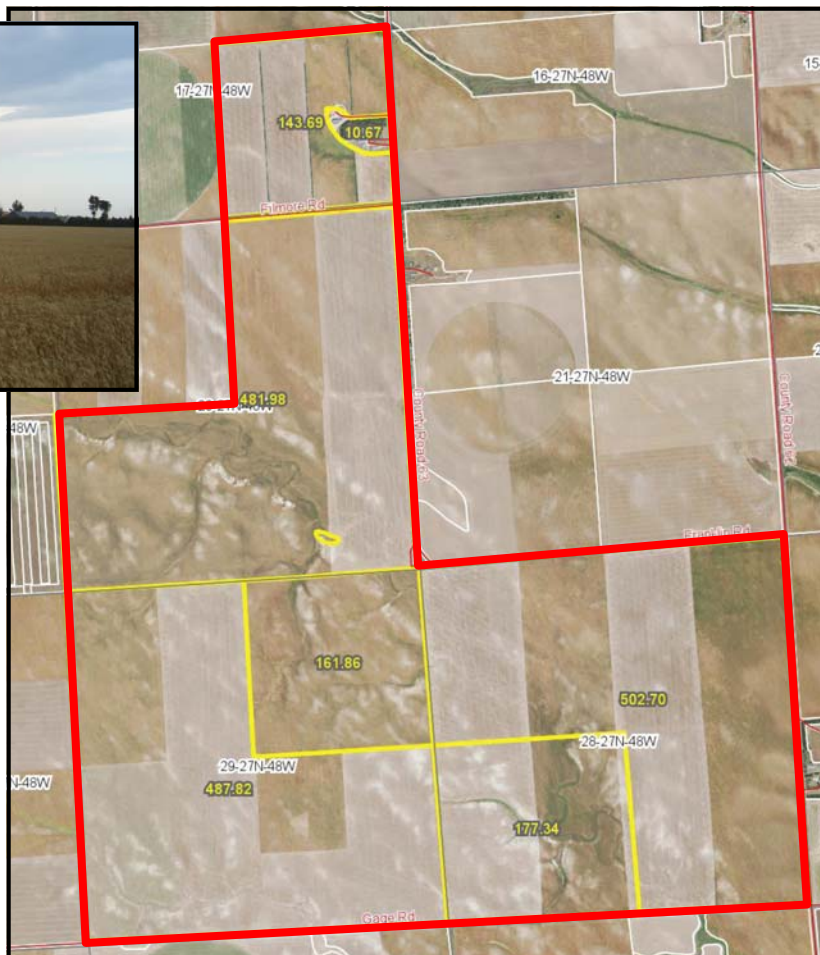
Price:

\$2,030,000

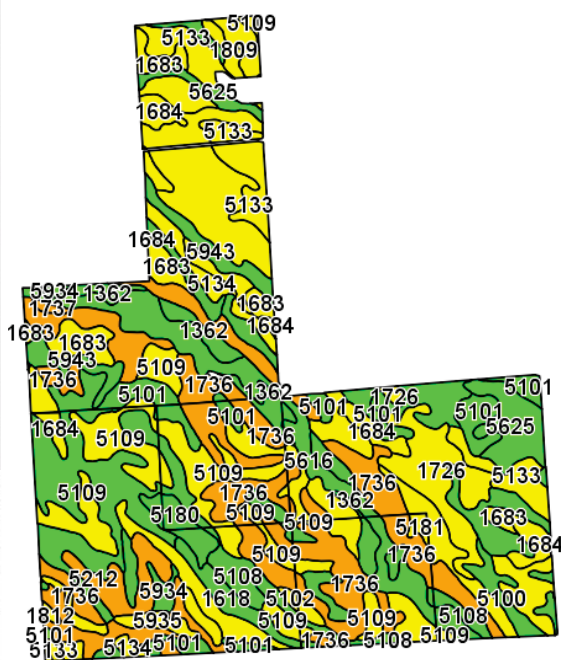
Comments:

Subject to a lease on the improvement site through April 1, 2014. **Buyer receives immediate possession on all of the cropland including 869 acres of growing wheat.**





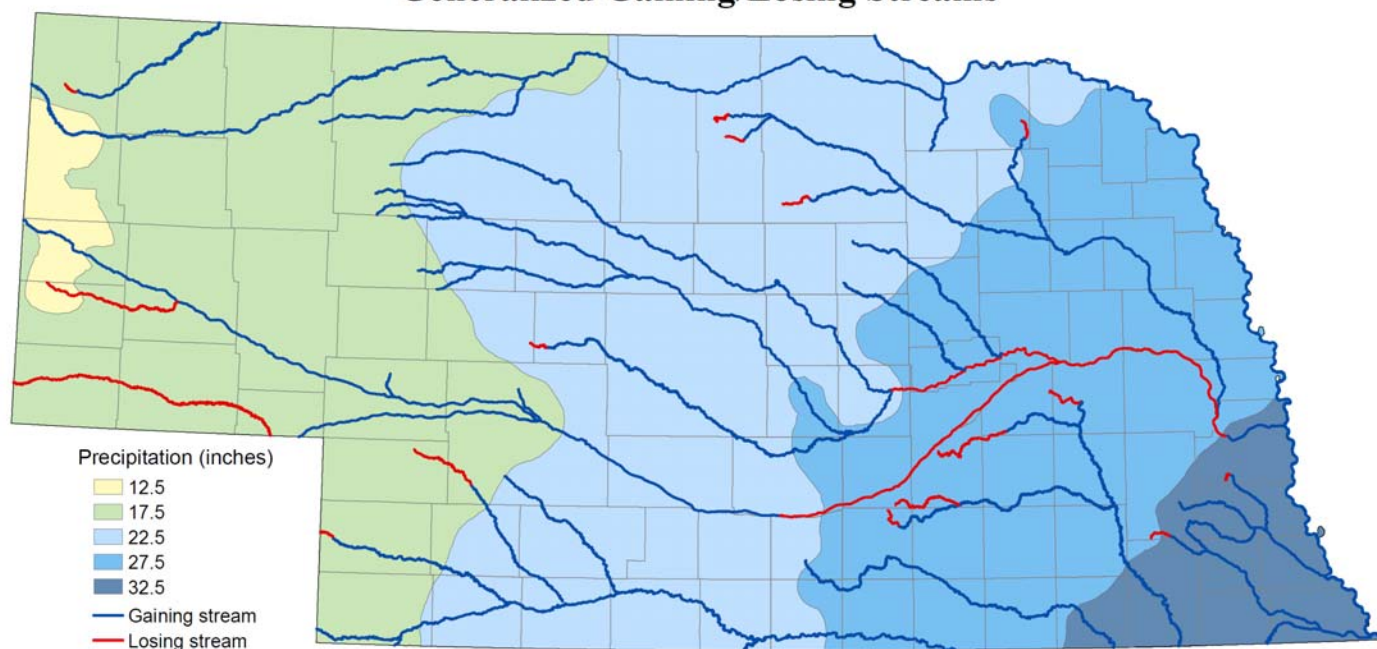
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Productivity Index	SRGP	Alfalfa hay	Winter wheat
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	310.6	15.9%		> 6.5ft.	Vs	Iv/e	1783	19	20	1	28
5101	Alliance loam, 1 to 3 percent slopes	252.1	12.9%		> 6.5ft.	Ile	Ile	1693	57	58	1.6	35
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	251.4	12.9%		> 6.5ft.	Ile	Ile	2045	44	44	1.2	32
1683	Marter-Satanta fine sandy loams, 0 to 3 percent slopes	187.8	9.6%		> 6.5ft.	Ile	Ile	2025	45	46	1.4	35
5616	Craft very fine sandy loam, occasionally flooded	113.4	5.8%		> 6.5ft.	Iw	Iw	2772	35	35		35
1726	Rosebud loam, 1 to 3 percent slopes	107.4	5.5%		> 6.5ft.	Ile	Ile	2485	32	32	1.3	36
5133	Busher-Jayem loamy very fine sands, 0 to 3 percent slopes	105.5	5.4%		> 6.5ft.	Ile	Ile	1584	44	44	1.2	34
5625	Duroc loam, occasionally flooded	90	4.6%		> 6.5ft.	Iw	Iw	2287	52	53	2	42
5943	Duroc loam, 1 to 3 percent slopes	70.8	3.6%		> 6.5ft.	Ile	Ile	1693	54	55	1.8	42
1684	Marter-Satanta fine sandy loams, 3 to 6 percent slopes	66.4	3.4%		> 6.5ft.	Ile	Ile	1989	44	44	1.2	32
5212	Ogala-Canyon very fine sandy loams, 3 to 9 percent slopes	62.8	3.2%		> 6.5ft.	Vs	Iv/e	1780	30	30	1	25
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	56.9	2.9%		> 6.5ft.	Ile	Ile	1683	53	53	1.4	35
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	51.7	2.6%		> 6.5ft.	Ile	Ile	2045	45	46	1.5	38
5181	Hemingford loam, 3 to 6 percent slopes	48.5	2.5%		> 6.5ft.	Ile	Ile	1700	51	51	1.2	32
1618	Keith loam, 1 to 3 percent slopes	36	1.8%		> 6.5ft.	Ile	Ile	2485	62	63	1.6	40
1725	Rosebud loam, 0 to 1 percent slopes	27.5	1.4%		> 6.5ft.	Ilc	I	2485	33	33	1.6	40
5180	Hemingford loam, 1 to 3 percent slopes	22	1.1%		> 6.5ft.	Ile	Ile	1693	52	53	1.5	38
5100	Alliance loam, 0 to 1 percent slopes	17.6	0.9%		> 6.5ft.	Ilc	I	1693	58	59	1.8	43
5102	Alliance loam, 3 to 6 percent slopes	14.6	0.7%		> 6.5ft.	Ile	Ile	1700	56	56	1.3	34
5134	Busher-Jayem loamy very fine sands, 3 to 6 percent slopes	12.3	0.6%		> 6.5ft.	Iv/e	Iv/e	1584	43	43	1	30
5935	Creighton very fine sandy loam, 3 to 6 percent slopes	11.4	0.6%		> 6.5ft.	Ile	Ile	1683	49	49	1.1	32
5934	Creighton very fine sandy loam, 1 to 3 percent slopes	10.5	0.5%		> 6.5ft.	Ile	Ile	1683	51	51	1.5	40
1812	Satanta fine sandy loam, 3 to 6 percent slopes	10.2	0.5%		> 6.5ft.	Ile	Ile	2500	46	46	1.3	34
1809	Satanta fine sandy loam, 1 to 3 percent slopes	8.8	0.4%		> 6.5ft.	Ile	Ile	2485	47	47	1.7	40
5154	Canyon very fine sandy loam, 3 to 30 percent slopes	6.3	0.3%		> 6.5ft.	Vts		700	4	4		
1737	Rosebud-Canyon complex, 9 to 30 percent slopes	2.9	0.1%		> 6.5ft.	Vts		1690	15	15		
Weighted Average								1957.8	41.6	42.2	1.3	35



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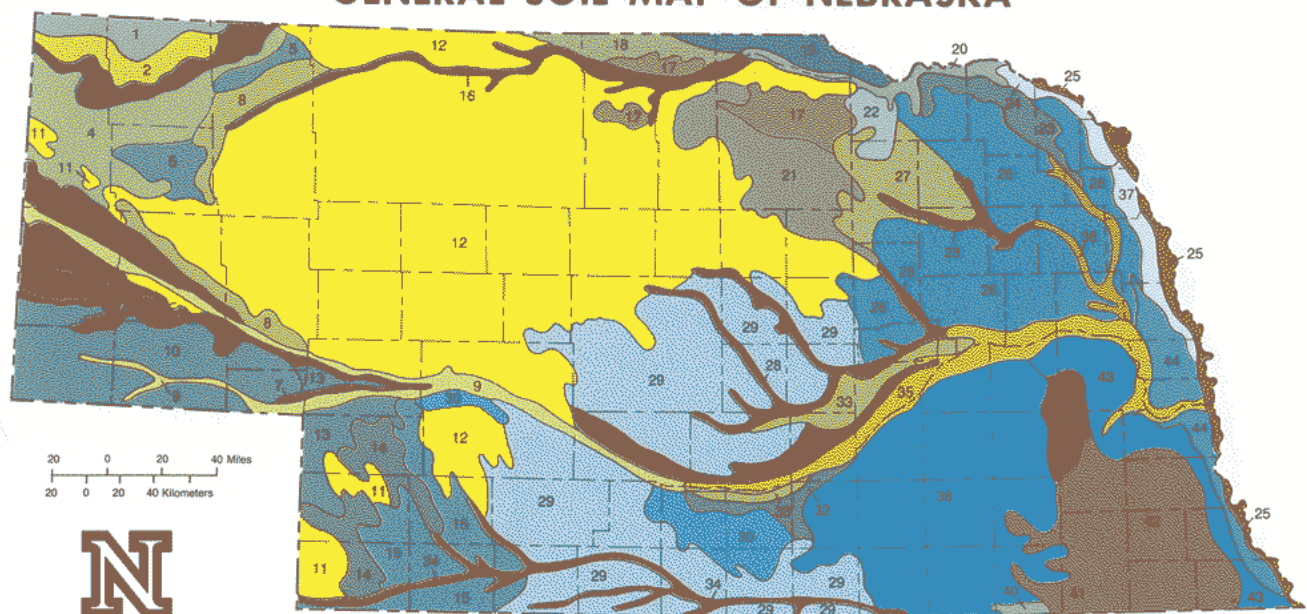


Mean Annual Precipitation, 1971 - 2000 and Generalized Gaining/Losing Streams



Seasonal changes and human influences can result in variations of gaining and losing streams shown here. Sources: Gaining/Losing Streams, Conservation and Survey Division, School of Natural Resources, UNL (snr.unl.edu/csd). Precipitation, PRISM Group, Oregon State University (www.prismclimate.org).

GENERAL SOIL MAP OF NEBRASKA



U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
JAMES R. CULVER - STATE SOIL SCIENTIST
STEVEN J. SCHAEFER - CARTOGRAPHER
JANUARY 1998

CONSERVATION AND SURVEY DIVISION
INSTITUTE OF AGRICULTURE AND NATURAL RESOURCES
UNIVERSITY OF NEBRASKA-LINCOLN
MARK S. KUZILA - RESEARCH SOIL SCIENTIST
ANN M. MACK - CARTOGRAPHER

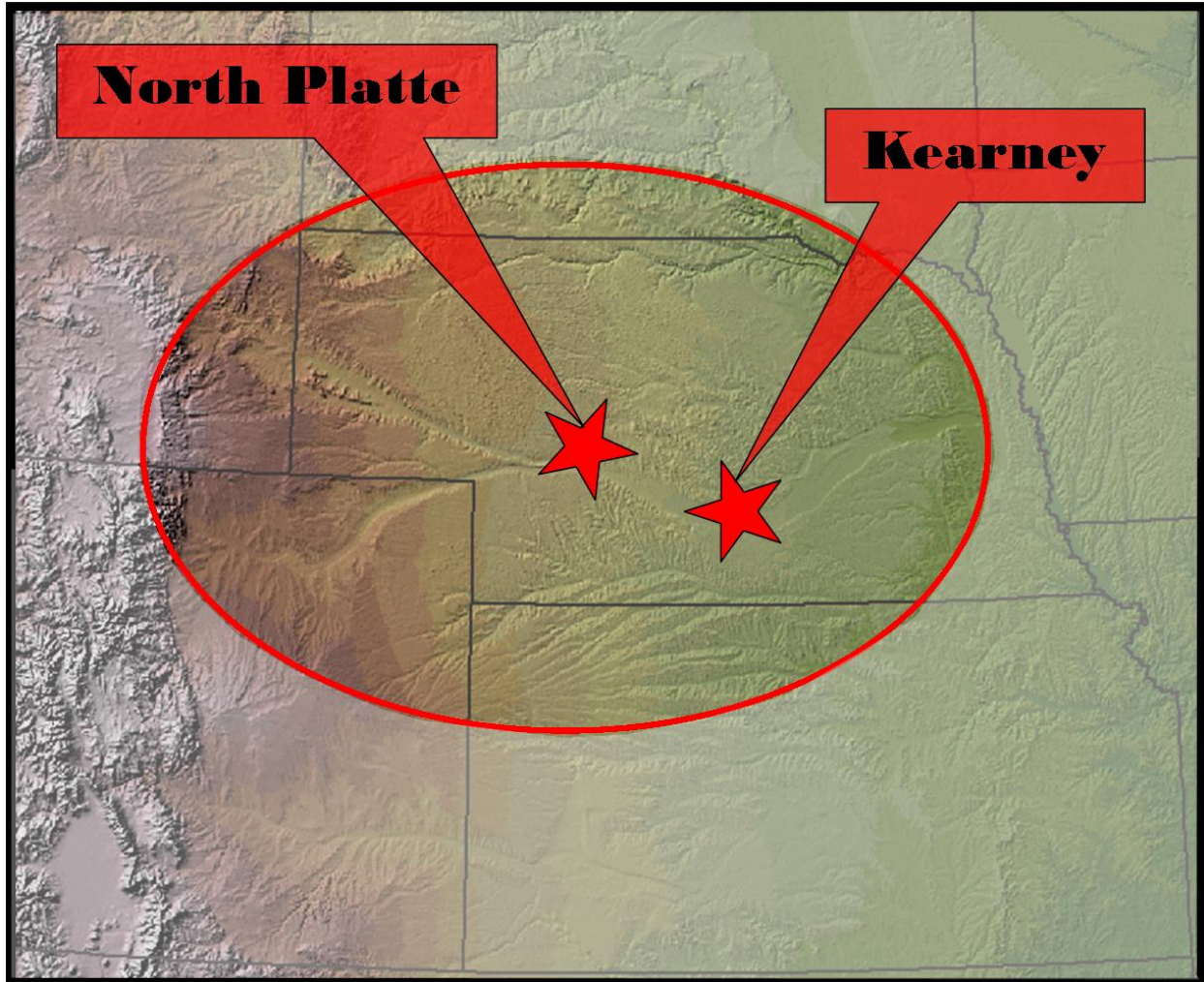
- 1 - Pierre-Samsil-Kyle
- 2 - Kadoka-Mitchell-Buften
- 3 - Canyon-Bridget-Rock outcrop
- 4 - Busher-Jayem-Tassel
- 5 - Keith-Alliance-Rosebud
- 6 - Tripp-Mitchell-Alice
- 7 - Tassel-Busher-Rock outcrop
- 8 - Jayem-Sarben-Valent
- 9 - Las-Gothenburg-Platte
- 10 - Rosebud-Alliance-Canyon
- 11 - Valent

- 12 - Valentine-Elsmere-Tryon
- 13 - Kuma-Rosebud-Satanta
- 14 - Satanta-Keith
- 15 - Kuma-Keith-Colby
- 16 - Tassel-McKelvie-Rock outcrop
- 17 - Jansen-O'Neill-Meadin
- 18 - Valentine-Duda-Tassel
- 19 - Onita-Reliance-Labu
- 20 - Labu-Bristow-Redstoe
- 21 - Els-Valentine-Loup
- 22 - Brunswick-Paka-Simeon

- 23 - Moody-Thurman
- 24 - Crofton-Alcester-Nora
- 25 - Albaton-Haynie-Sarpy
- 26 - Nora-Moody-Crofton
- 27 - Thurman-Boelus-Nora
- 28 - Hord-Boel-Inavale
- 29 - Coly-Uly-Holdrege
- 30 - Holdrege
- 31 - Cozad-Hord
- 32 - Kenesaw-Hersh
- 33 - Hersh-Valentine

- 34 - Hord-McCook-Hobbs
- 35 - Gibbon-Gothenburg-Platte
- 36 - Shell-Muir-Colo
- 37 - Ida-Monona
- 38 - Hastings-Crete-Fillmore
- 39 - Sharpsburg-Pawnee-Steinauer
- 40 - Kipsen-Benfield-Crete
- 41 - Crete-Mayberry
- 42 - Wymore-Pawnee
- 43 - Sharpsburg
- 44 - Marshall-Ponca

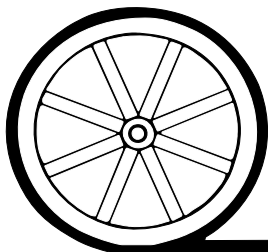
Thanks for your interest in this property.
We appreciate your business!



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Kearney Office
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Kearney, NE 68847
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