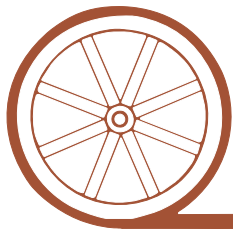


LAND FOR SALE

Hayes County Dryland



- Location:** 6 miles west and 2.5 miles south of Hayes Center, Nebraska.
- Legal Description:** S1/2 Section 14-T6N-R34W of the 6th P.M., Hayes County, NE.
- Acres:** 320 taxed acres
- Taxes:** 2011 real estate taxes payable in 2012 - \$1,779.52
- Land Use:** All in non-irrigated cropland
- FSA Info:** Corn base: 73.9 acres, yield 44 bu CC 44 bu
Wheat base: 74 acres, yield 33 bu CC 33 bu
CRP contract on SW1/4 until September 31, 2012. Contract #276C - Seller will retain 2012 payment.
- Soils:** 51% Jayem loamy fine sand 0-3% slope Class III, 27% Sarben loamy fine sand 0-3% slope Class IV, 13.7% McCash very fine sandy loam 0-1% slope Class II, balance Sarben loamy very fine sand.
- Price:** \$608,000.00
- Comments:** Good rolling non-irrigated cropland southwest of Hayes Center, Nebraska. Accessed by county graveled road on three sides. Single phase power on south and to northwest corner of property.
- Contact:** Loren Johnson; Listing Agent 308-539-4452 or loren@agriaffiliates.com
Mike Polk, Bruce Dodson, Jerry Weaver, Roger Luehrs, Dallas Dodson



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NORTH PLATTE OFFICE

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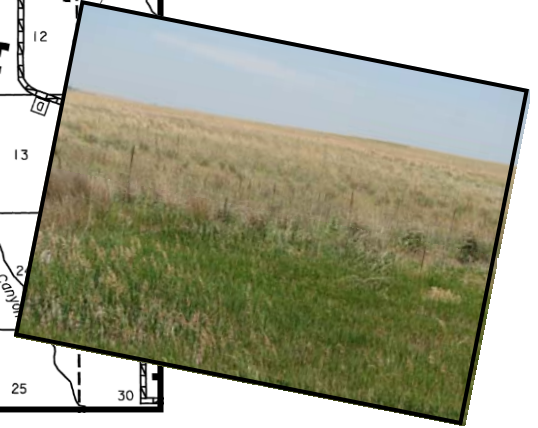
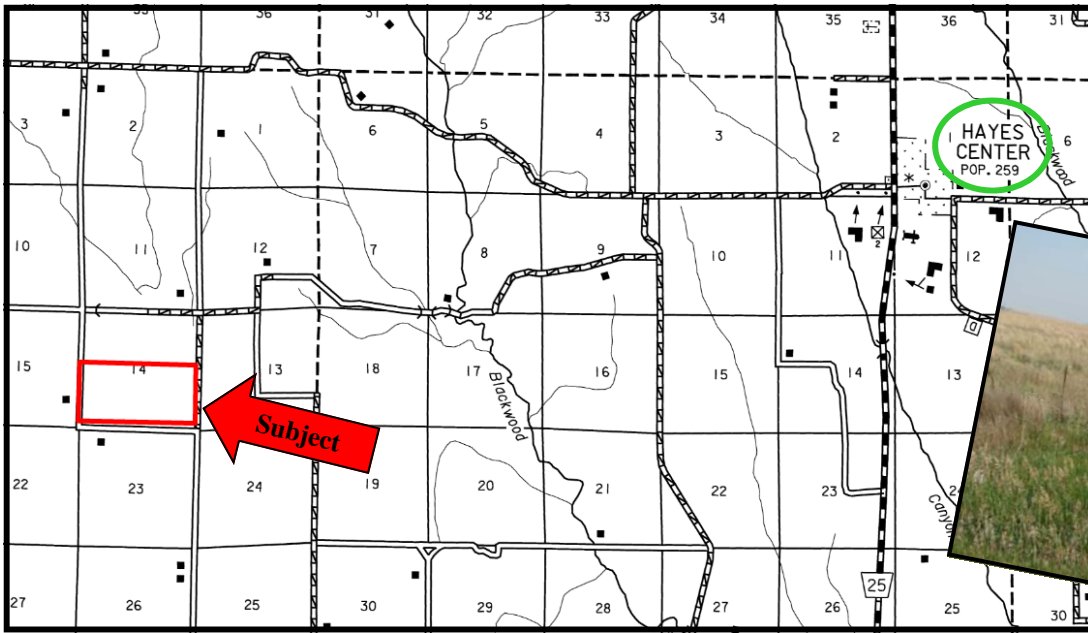
North Platte, NE 69103

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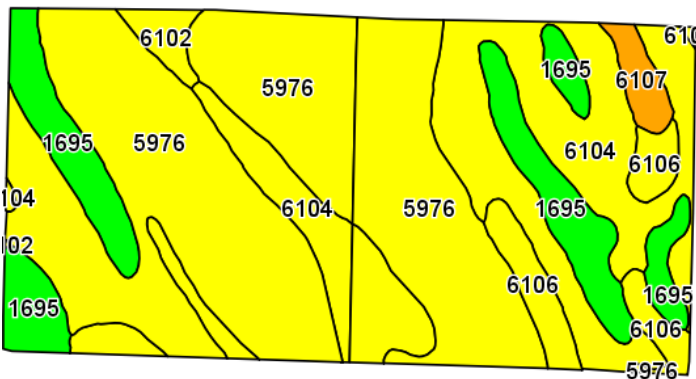
(308) 534-9240

Fax (308) 534-9244

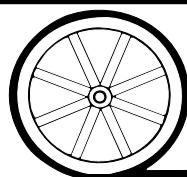
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	160.3	51.4%		IIIe	IIIe
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	84.1	27.0%		IVe	IVe
1695	McCash very fine sandy loam, 0 to 1 percent slopes	42.8	13.7%		IIc	Ile
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	15.3	4.9%		IVe	IVe
6107	Sarben loamy very fine sand, 9 to 20 percent slopes	5	1.6%		VIe	
6102	Sarben loamy very fine sand, 0 to 3 percent slopes	4.4	1.4%		IIIe	IIIe



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