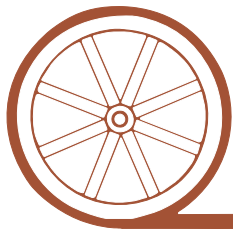


LAND FOR SALE

Henry Pivots



- Location:** From Henry, Nebraska the property is located 1 mile east and 4 miles north on Henry Road to S-E Road, 1 mile east to S-4 Road, and 1/4 mile south on east side.
- Legal Description:** SW1/4, S1/2NW1/4 Section 13-T24N-R58W of the 6th P.M., Sioux County, Nebraska.
- Acres:** 240 tax assessed acres
- Taxes:** 2011 taxes payable in 2012 - \$3,063.70
- Land Use:** Approximately 195 pivot irrigated acres with the balance in grass.
- FSA Info:** 236.2 cropland acres. Corn base is 166.5 acres at 82 bushels direct yield.
- Water:** There are 95.5 acres of surface water rights with Pathfinder Irrigation District and 133.4 certified irrigated well acres. The north 80 acres has a 2000 7-tower Valley center pivot with a 30 HP turbine pump using Pathfinder surface water. The south 160 acres has a Valley 8-tower center pivot with a 75 HP Sargent Turbine Pump and Nebraska Well #G-144659 pumping 1,000 gpm.
- Price:** \$680,000
- Contact:** Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, Roger Luehrs, Loren Johnson, Jerry Weaver, Dallas Dodson



Offered Exclusively By:

AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

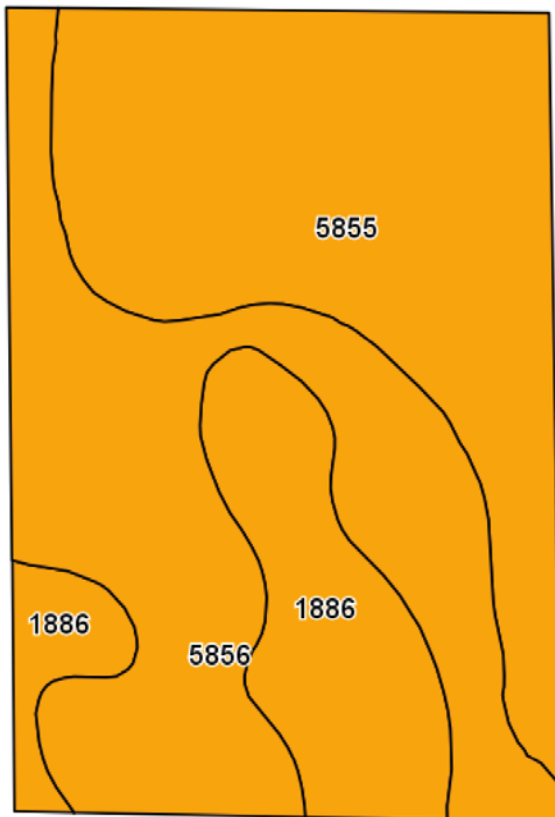
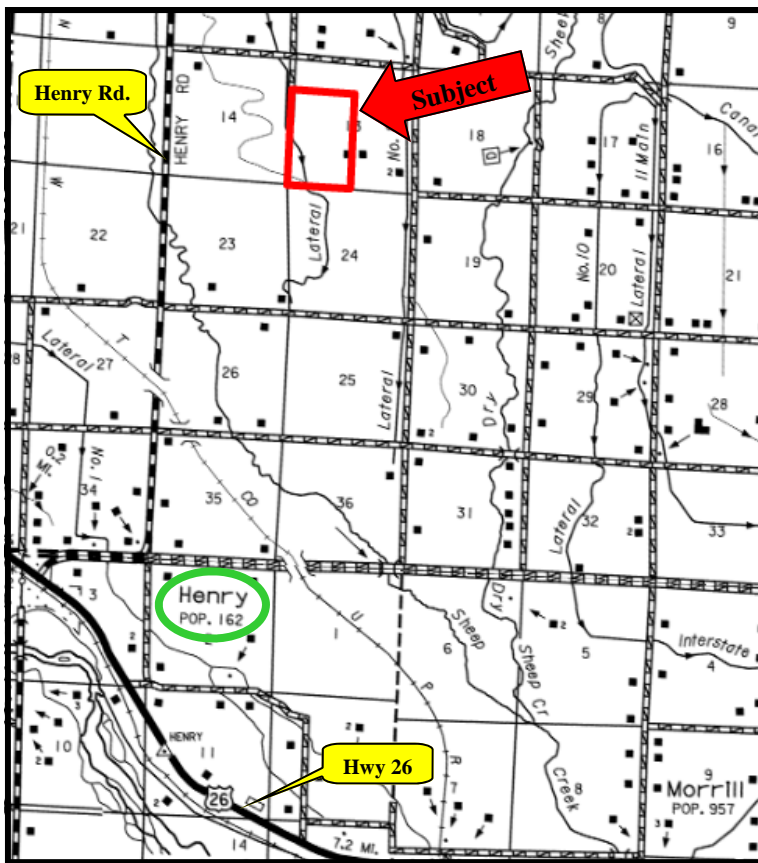
North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

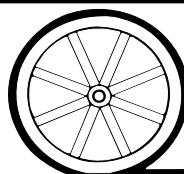
Fax (308) 534-9244

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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
5855	Scoville fine sand, 0 to 1 percent slopes	103.4	42.7%		Vle	IVe
5856	Scoville fine sand, 1 to 3 percent slopes	94.3	39.0%		Vle	IVe
1886	Valent fine sand, 3 to 9 percent slopes	44.4	18.4%		Vle	IVe
Weighted Average						

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



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...