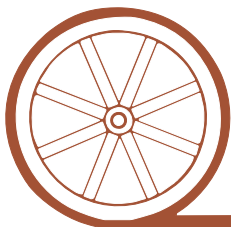


Givens Dawson County Pasture



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.

Location: 6 miles north and 2 miles east of Lexington, Nebraska.

Legal Description: Those portions of the E1/2E1/2 Section 33 lying east of Wiley Canyon Road, except 6 acres house outage; All Section 34, except NPPD substation outage; All Section 35, all in T11N-R21W of the 6th P.M., Dawson County, Nebraska.

Acres & Taxes: 1428 tax assessed acres with 2011 taxes payable in 2012 - \$10,301

Land Use: The property consists of 1,428 acres of rolling hard land pasture. The entire tract is fenced as one pasture with mostly 4 wire perimeter fencing. The property has a submersible well near the NPPD substation and approximately 16,800 feet of water pipeline with 7 tanks and also 7 stock dams.

Improvements: There is a modest set of older corrals located near the center of the west property boundary on Wiley Canyon Road.

Access: The pasture has good county gravel roads along the east and west boundaries of the property and is just 2 miles east of Highway 21 going north of Lexington.

Price: \$2,140,000

Possession: The property is under lease for the 2012 grazing season with livestock to be removed no later than November 15, 2012. Full Possession March 1, 2013.

Comments: Excellent hardland pasture that has a very desirable livestock water system, and a great location. The tract has consistently pastured 200 cow/calf pairs for the grazing season.

Contact: **Jerry Weaver, Listing Agent** 308-539-4456 or email jerry@agriaffiliates.com
Bruce Dodson, Mike Polk, Loren Johnson
Or Kearney Office 308-234-4969



Northeast Stock Dam

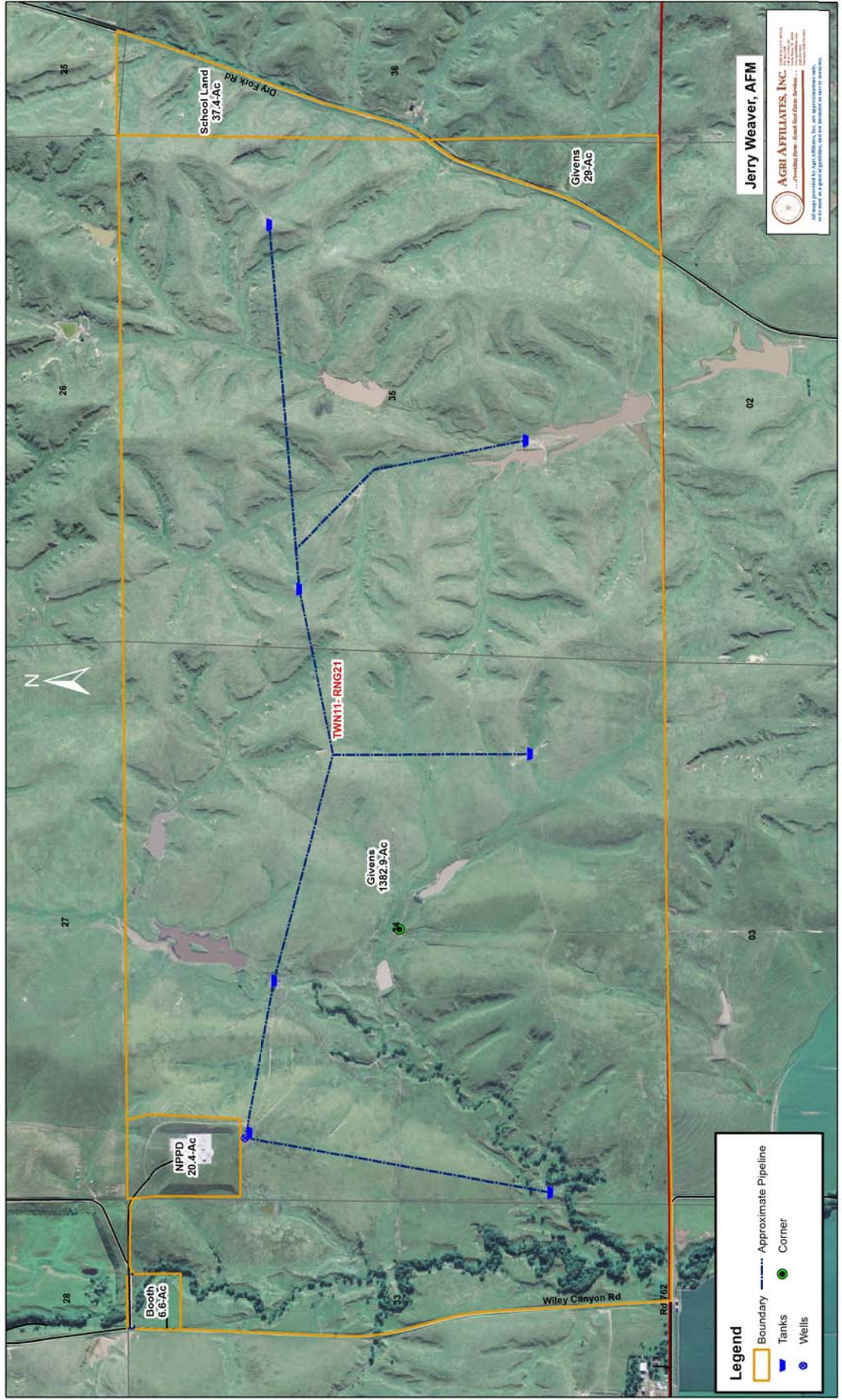


Concrete tank with pad on pipeline



Crooked Creek Area

Givens Pasture

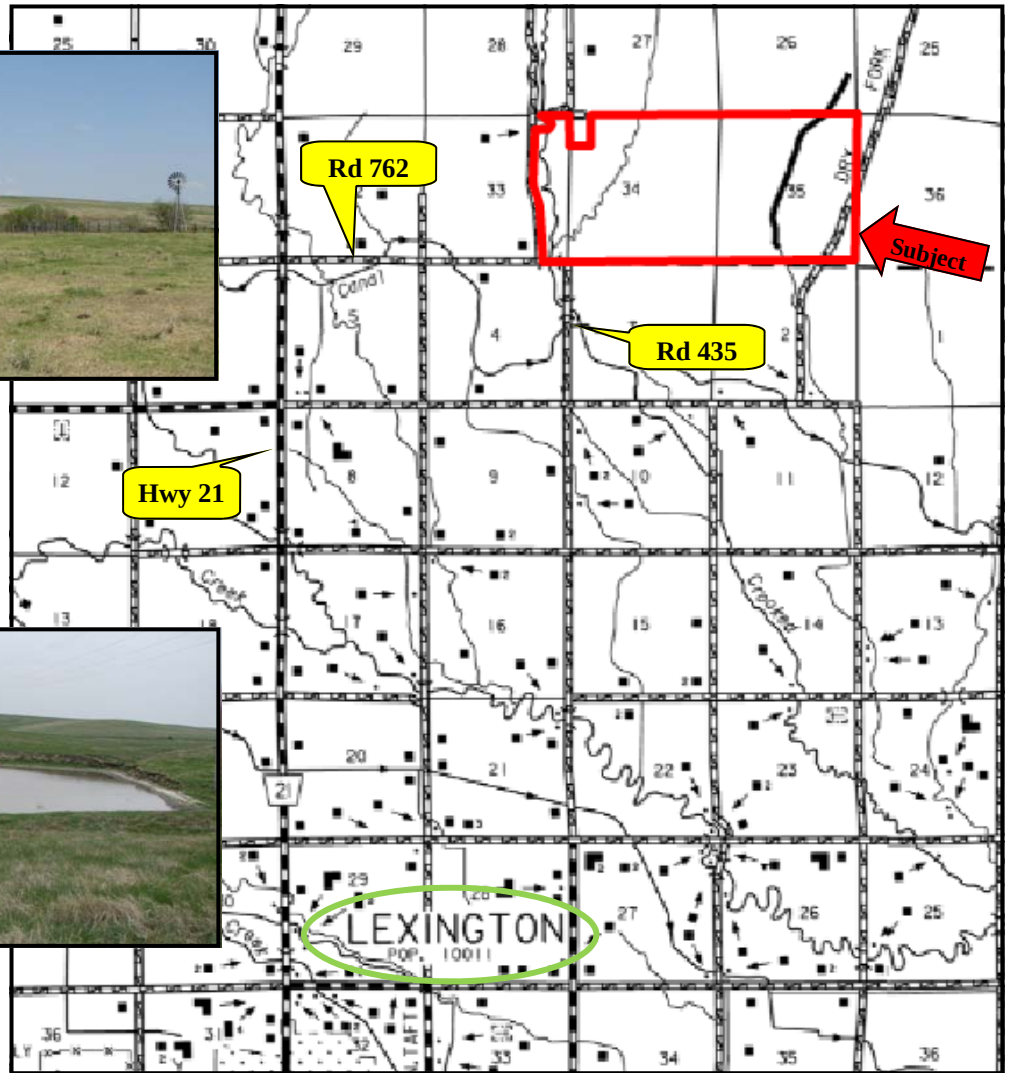




Corrals accessed from
Wiley Canyon Road.



West Stock Dam

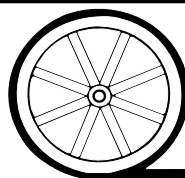


East access gate from Dry Fork Road



East Property Boundary

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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