

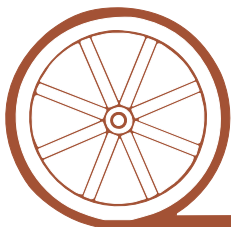
Cross Ranch

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

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(308) 534-9240

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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.

Cross Ranch

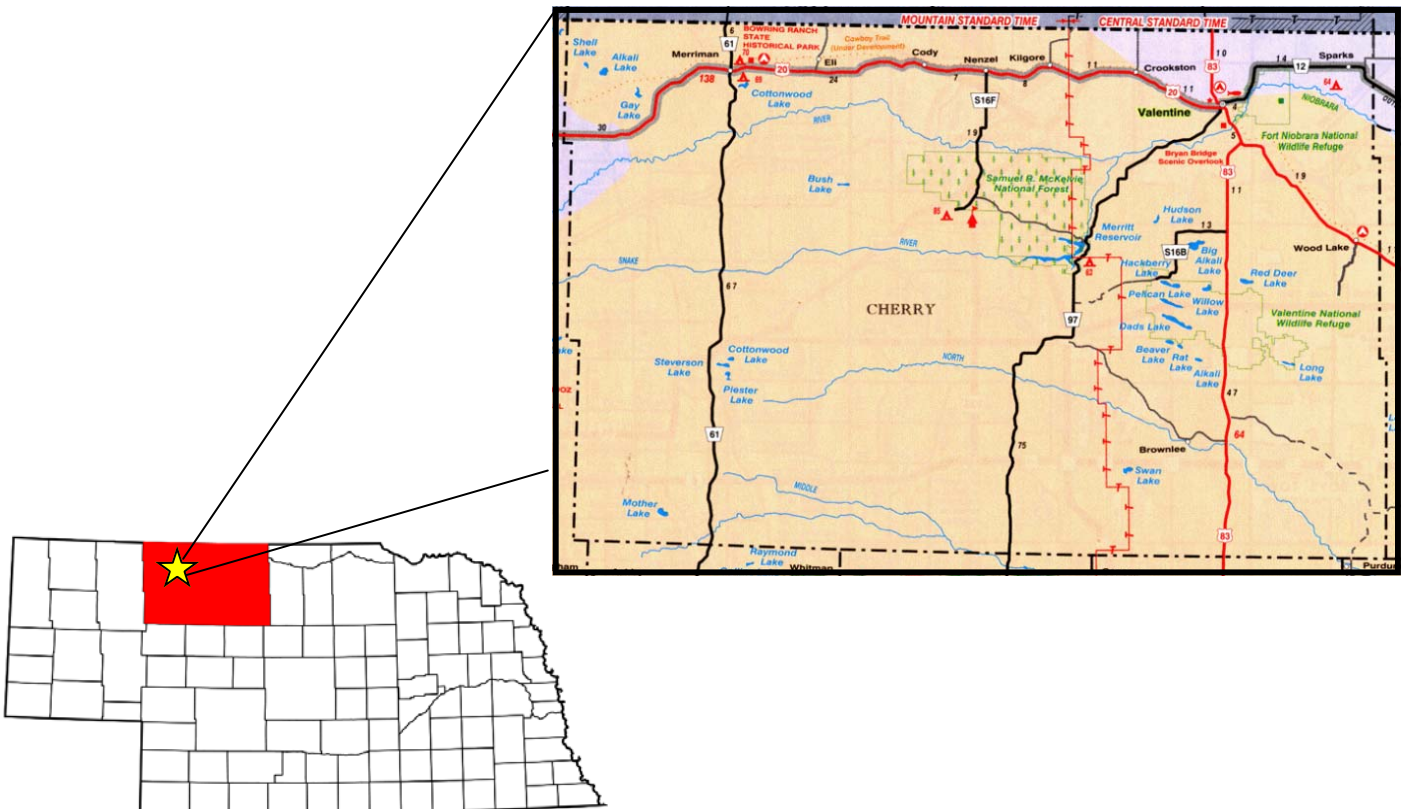
Location: The headquarters are 9 miles west of Merriman, Nebraska on Hwy 20 and the east pasture joins the south side of Merriman on Hwy 61.

Land Use: The West Unit is the headquarters and “wintering unit”. It has approximately 600 acres of wet meadow around Coffey Lake. Leander Creek flows through the property. The improvements consist of a beautiful brick home overlooking the hay meadow and lake, a hired man’s house, a newer steel pole building, calving shed, large older barn, shop and good set of working pens.

The East Unit has Leander Creek flowing 4 miles through the property. It is primarily used for summer grazing with excellent access on both sides of Hwy 61.

Carrying Capacity: Carrying capacity is rated by the owner at 600 cow units (heifers & bulls) on a year-round basis

Water: The ranch is very well watered with a good distribution of 17 windmills and Coffey Lake, as well as Leander Creek that flows through both units.



Cross Ranch

Taxed Acres: West Unit - 3,778.398 tax assessed acres
East Unit - 7,540.608 tax assessed acres

Taxes: 2011 taxes payable in 2012 are \$45,219.22

Price: \$5,659,500

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
Bruce Dodson, Loren Johnson, Jerry Weaver, Roger Luehrs, Dallas Dodson

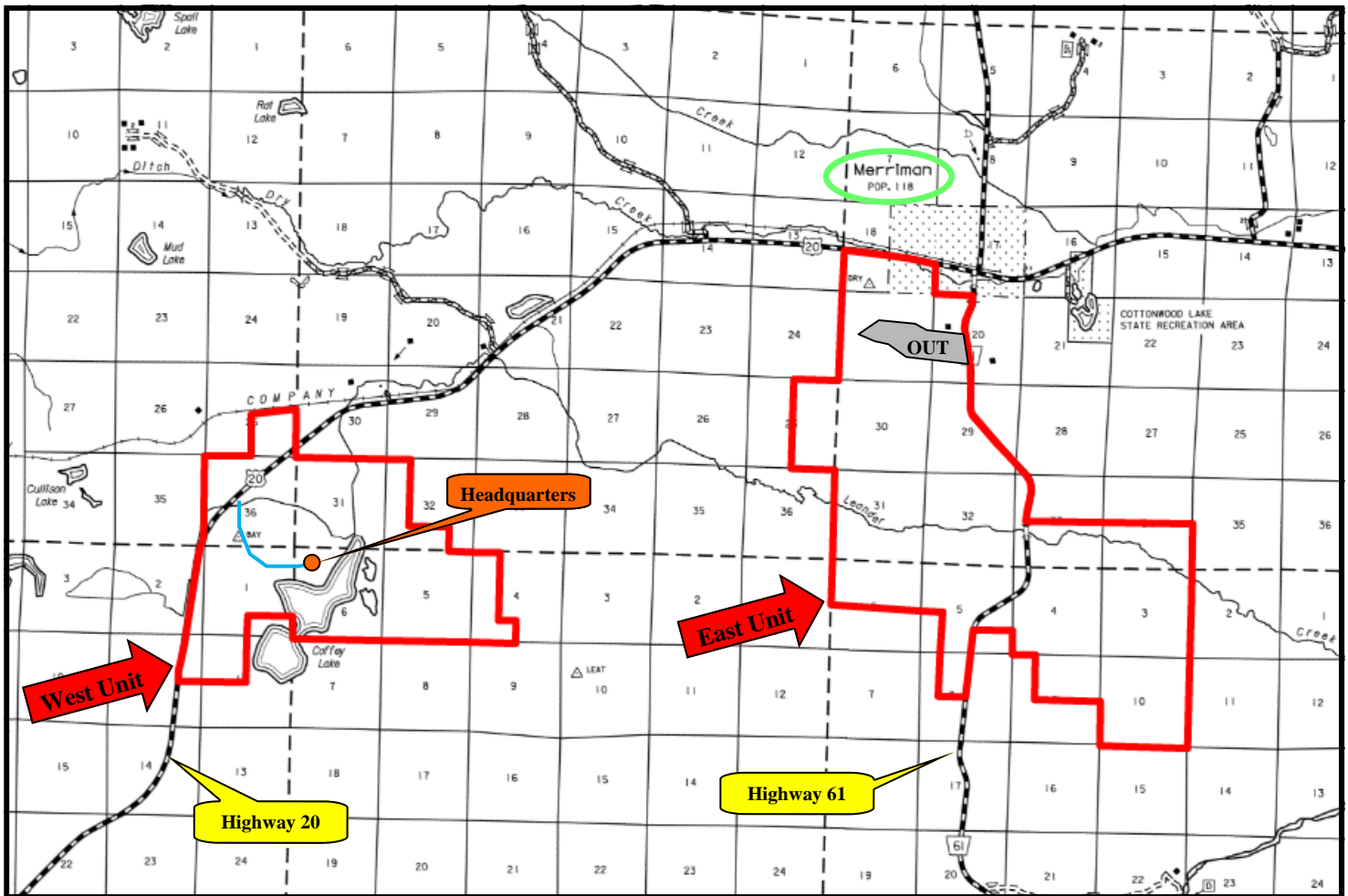


Exhibit A

Legal Description

<u>Legal</u>	<u>Acres</u>
ALL Section 3-T33N-R37W	639.5
ALL except Hwy 61 ROW Section 4-T33N-R37W	640
N1/2, E1/2SW1/4, PT NW1/4SE1/4, PT N1/2S1/2 East of Hwy 61 Section 5-T33N-R37W	472
N1/2 Section 6-T33N-R37W	324.1
PT E1/2 NW1/4 Lying West of Hwy 61 Section 8-T33N-R37W	78.4
NE1/4, E1/2NW1/4 Section 9-T33N-R37W	240
ALL Section 10-T33N-R37W	640
W1/2W1/2, SE1/4SW1/4 Section 4-T33N-R38W	199.9
ALL Section 5-T33N-R38W	640.3
N1/2, SE1/4, N1/2SW1/4, SE1/4SW1/4 Section 6-T33N-R38W	597.5
N1/2, N1/2SE1/4, SW1/4 Section 1-T33N-R39W	559.5
PT E1/2 East of Hwy 20 Section 2-T33N-R39W	68.3
PT SE1/4NE1/4 Section 11-T33N-R39W	29.8
PT NE1/4NE1/4 East of Hwy 20 Section 11-T33N-R39W	35
NW1/4 Section 12-T33N-R39W	160
PT N1/2 SW1/4, S1/2SW1/4, PT NW1/4SE1/4, SW1/4SE1/4, PT E1/2SE1/4 Section 18-T34N-R37W	178.19
ALL except Tracts 1 & 2 Section 19-T34N-R37W	568.868
W1/2W1/2, PT E1/2NW1/4, PT E1/2SW1/4 except Tracts 1 & 2 Section 20-T34N-R37W	196.05
PT SW1/4SW1/4 West of Road Section 28-T34N-R37W	3.9
PT W1/2, PT S1/2NE1/4, PT SE1/4 Lying West of Hwy 61 Section 29-T34N-R37W	446
ALL except Hwy 61 ROW Section 30-T34N-R37W	652.1
ALL Section 31-T34N-R37W	651.5
ALL Section 32-T34N-R37W	640
SE1/4, E1/2SW1/4, PT W1/2SW1/4 Section 33-T34N-R37W	264
PT W1/2W1/2 West of the Road Section 33-T34N-R37W	106
S1/2 Section 34-T34N-R37W	320
E1/2, E1/2W1/2 Section 25-T34N-R38W	480
S1/2, PT NW1/4, S1/2NE1/4 Section 31-T34N-R38W	550
SW1/4NW1/4, W1/2SW1/4, SE1/4SW1/4, SW1/4SE1/4 Section 32-T34N-R38W	200
PT SE1/4 Section 25-T34N-R39W	118.588
PT E1/2SE1/4 Section 35-T34N-R39W	1.22
ALL except Hwy 20 ROW 36-T34N-R39W	618.29
Total Acres	11,319.01



WATER AVAILABILITY

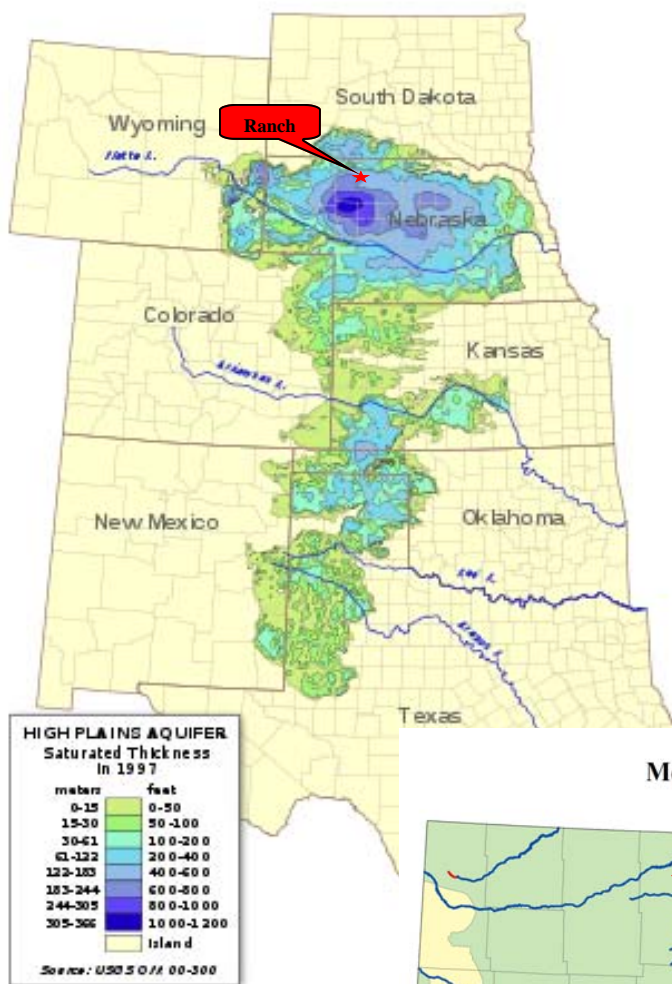
IN THE NEBRASKA SANDHILLS

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.

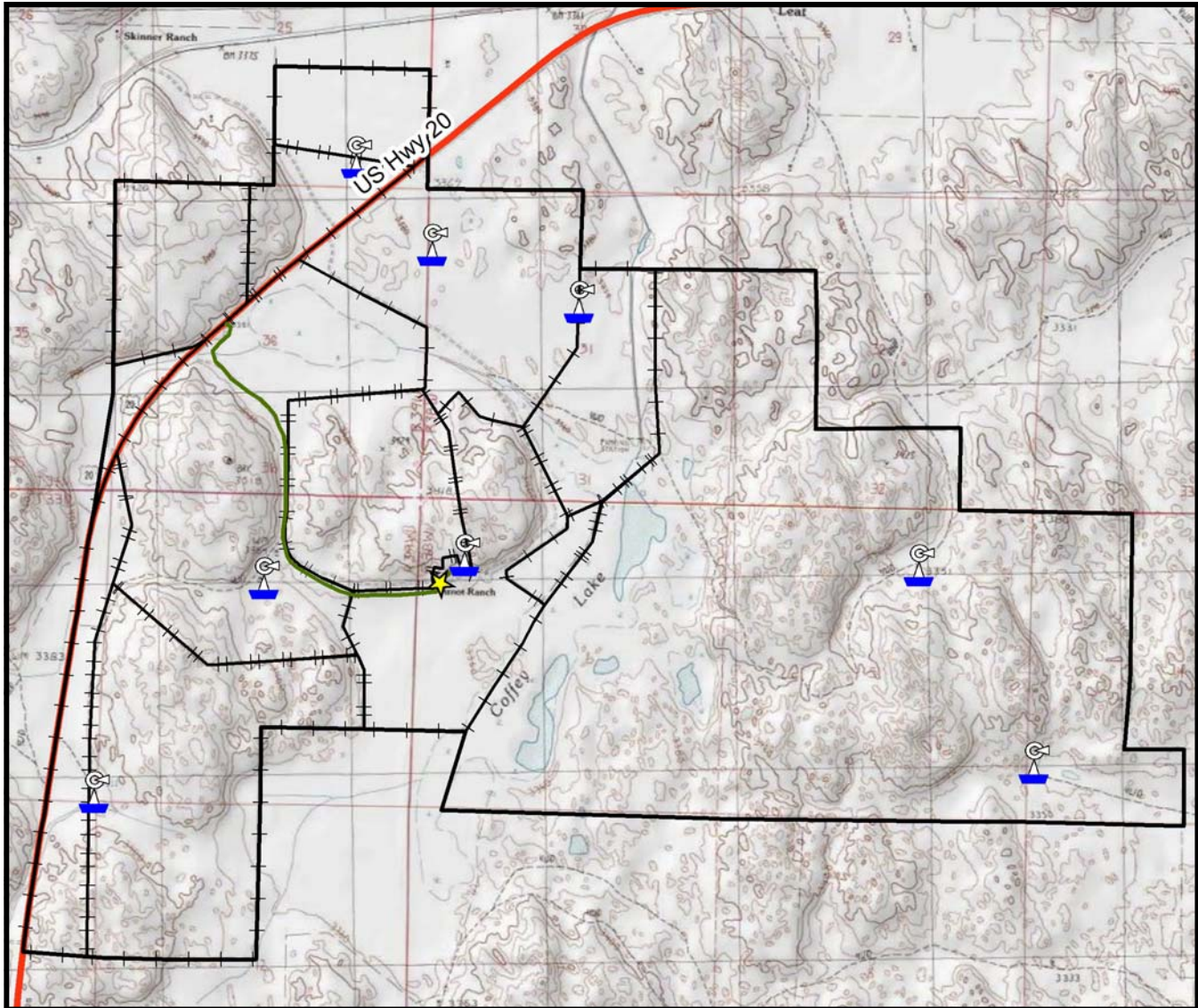
Annual precipitation varies from 16 inches at Alliance to more than 23 inches in eastern portions of the Sandhills. A unique feature is that every drop of precipitation is absorbed by the sand (sponge), with virtually no run-off. The Sandhills do include a number of smaller streams/ rivers. Water in 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.



Cross Ranch

West Unit / Headquarters Site



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

Legend



Windmills



Access To HQ



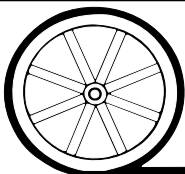
Boundary



Pastures



Roads

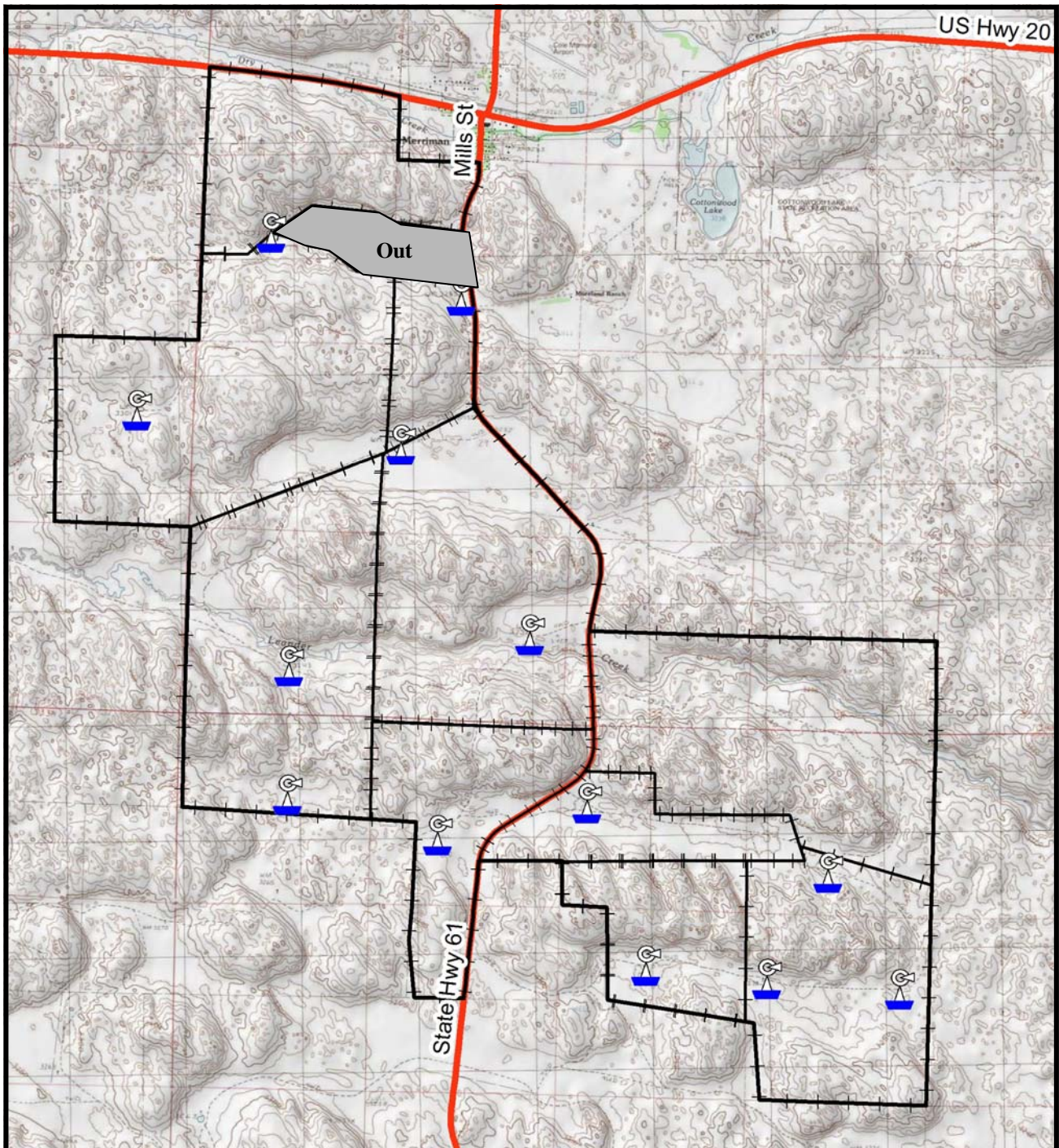


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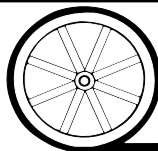
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East Unit



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Sub-irrigated hay meadows are conveniently located near the headquarters. The meadows offer aftermath grazing in the fall and winter.

The ranch headquarters are located just west of Coffey Lake, which provides habitat for ducks, geese and other water fowl.



The numerous varieties of ecosystems on the ranch accommodate abundant wildlife.

Wildlife includes waterfowl, upland game birds, deer, and antelope.



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Leander Creek flows through both the East and West Units.



Owner rates hay production at 850 to 880 ton/year.

Typical hay production on the meadows.



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Headquarters Site

The Cross Ranch Headquarters Site located on the West Unit just off of Highway 20 and near Coffey Lake offers an exceptional set of improvements. The main house is a beautiful 3,500 square foot brick home complete with 4 bedrooms and 3 bathrooms. The unattached garage is 24'X26'. There is a smaller second home for hired man, as well.

Calving is facilitated with the fully equipped 42'X108' Morton calving barn and the 20'X60' calving shed. The headquarters also includes a 40'X75' machine shed, 26'X64' shop, 24'X30' storage shed and an older 30'X50' barn.





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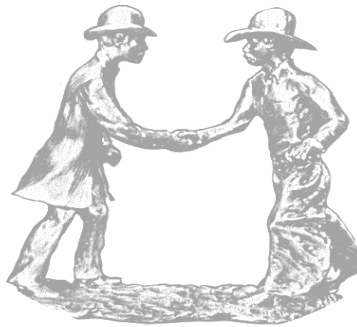
Providing Services for
Farm, Ranch & Recreational Properties

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

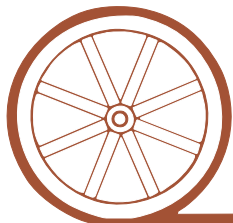


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