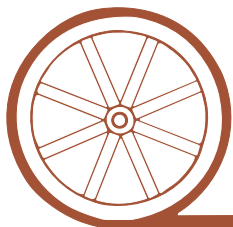


LAND FOR SALE

Perkins County Pivots



- Location:** 2 1/2 miles east and 1/2 mile north of Venango, Nebraska.
- Legal Description:** S1/2 Section 34-T10N-R41W north of BNRR right-of-way, Perkins County, NE.
- Acres :** 317.1 taxed acres
- Taxes:** 2010 real estate taxes - \$4,466
- Land Use:** 311 acres of cropland of which 253.8 acres are pivot irrigated and 57.1 acres are dry crop
- Water:** Irrigation Well Registration #G-077565. URNRD shows 258 Certified Irrigated Acres with 142.4 carry over inches to start the 2011 growing season.
- FSA:** Crop bases include: Corn 129.9 acres at 122 bu/ac and Wheat 115.3 acres at 34 bu/ac
- Improvements & Equipment:** 100 HP Electric Motor, -1998 Reinke 7 tower pivot and 1994 Valley 7 tower pivot, Sargent pump installed in 2005 - 6 stage SC bowl. Set for 750 GPM at 40 PSI from 259 feet. Static at 196 ft. 290 ft of column.
- Possession:** March 1, 2012
- Price:** \$1,200,000 Cash
- Comments:** Excellent irrigated half section with 65% Class I & II soils and 35% Class III soils. Level to gentle rolling terrain. Located on Highway 23 just east of Venango, Nebraska.
- Contact:** **Jerry Weaver— Listing Agent— 308-539-4456 or jerry@agriaffiliates.com**
Mike Polk, Loren Johnson, or Bruce Dodson



Offered Exclusively By:

AGRI AFFILIATES, INC.

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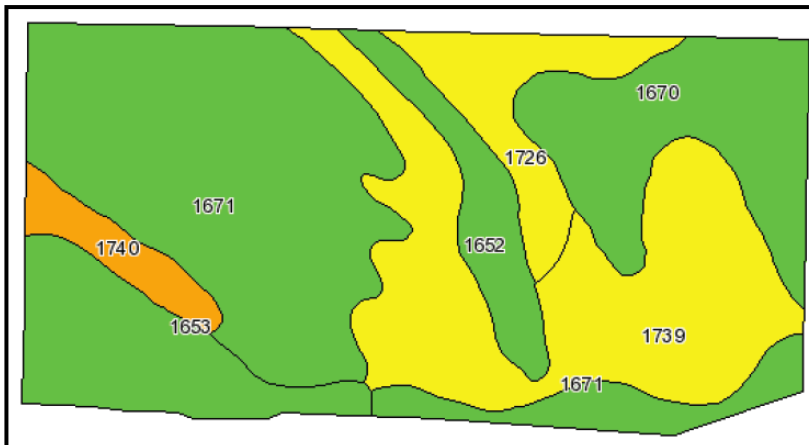
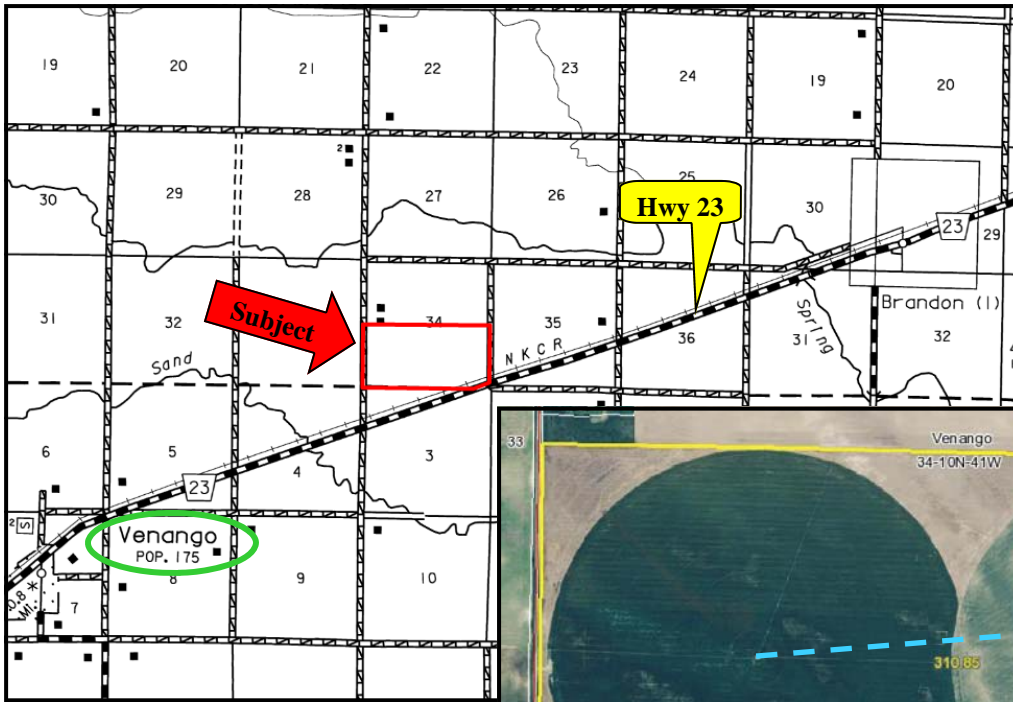
NORTH PLATTE OFFICE

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.



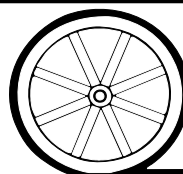
Symbols Key

— Pipeline

⊗ Well

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Winter wheat
1671	Mace silt loam, 1 to 3 percent slopes	108.5	34.9%		Ile	Ile	44	5	2.3	135	45			30
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	77.8	25.0%		IVs	IIIe	20	5.1	1.6	115		35	100	35
1670	Mace silt loam, 0 to 1 percent slopes	43.4	14.0%		Ile	I	44	5.2	2.5	145	50			32
1653	Kuma silt loam, 1 to 3 percent slopes	32.2	10.4%		Ile	Ile	60	6		175		38	80	
1726	Rosebud loam, 1 to 3 percent slopes	21.5	6.9%		IIIe	IIIe	33	5.1	1.6	115		35	100	35
1652	Kuma silt loam, 0 to 1 percent slopes	17.3	5.6%		Ile	I	62	6		180		38	80	
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	10.1	3.2%		Vs	IIIe	19	4.8	1.5	110		32	95	32
Weighted Average							39.1	5.2	1.7	135.9	22.7	18.3	47.7	27.1

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