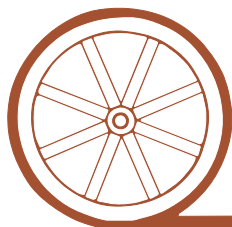


LAND FOR SALE



- Location:** 1 mile east and 4 miles north on the Henry Rd. to S-E Rd., 1/2 mile east on south side.
- Legal Description:** N1/2NE1/4 of Section 14; N1/2NW1/4 & N1/2NE1/4 of Section 13-T24N-R58W of the 6th P.M., Sioux County, Nebraska.
- Acres:** 238 Tax Assessed Acres.
- Taxes:** \$6,227.94 taxes for 2010.
- Land Use:** Approximately 220 pivot, sideroll and gravity irrigated acres.
- FSA Info:** Corn base—209.9 acres at 101 bushels direct yield.
- Water:** 237 acres of surface water rights with Pathfinder Irrigation District. The assessment for water in 2010 is \$6,162.00 or \$26 per acre.
- Soils:** 100% Class IV Scoville fine sand and loamy fine sand.
- Improvements:** Behlen Steel Buildings built in 2003: 1 - 60' x 40' Office/Shop; 1 - 60' x 30' 5 Stall Calving Barn w/Vet Room; 1 - 40' x 10' Loafing Shed; 1 - 100' x 30' Machinery Bldg.; 2003 Stock-Well and Septic System. All buildings have concrete floors.
- Irrig. Equipment:** 1 - 2009 and 1 - 2007 Valley 7 tower Center Pivot Irrigation Systems and 2 - 15 HP turbine pumps; 2 - sideroll irrigation systems with alum. mainline pipe and 25 HP turbine pump.
- Price:** \$695,000
- Contact:** Listing Agents: Jerry Sloan—308-631-5520—jsloan@agriaffiliates.com and Roger D. Luehrs, D.V.M.—308-631-2506—roger@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver at 308-534-9240.

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NORTH PLATTE OFFICE

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.



60' X 30' 5 Stall Calving Barn



**Calving Barn with attached
40' X 10' Loafing Shed**



**60' x 40' Office/Shop and 60' X 30'
5 Stall Calving Barn**



Machinery Bldg.

Office/Shop

Calving Barn/Loafing Shed

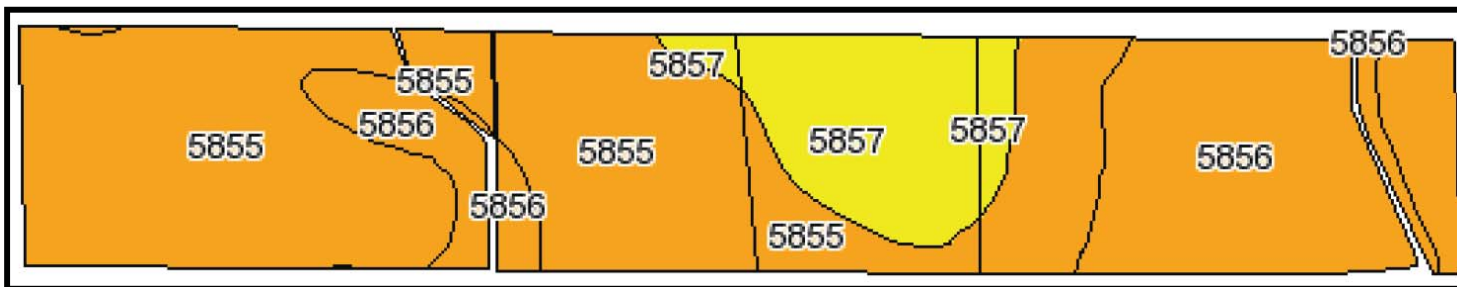
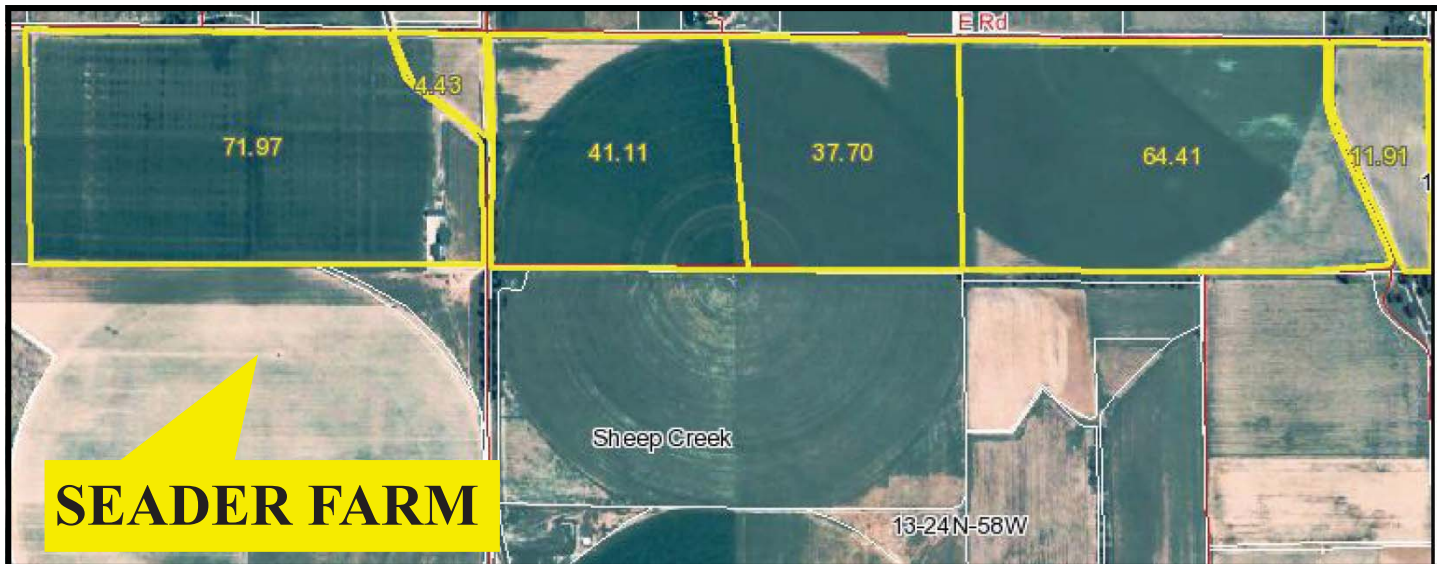


100' X 30' Machinery Building



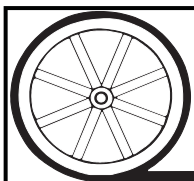
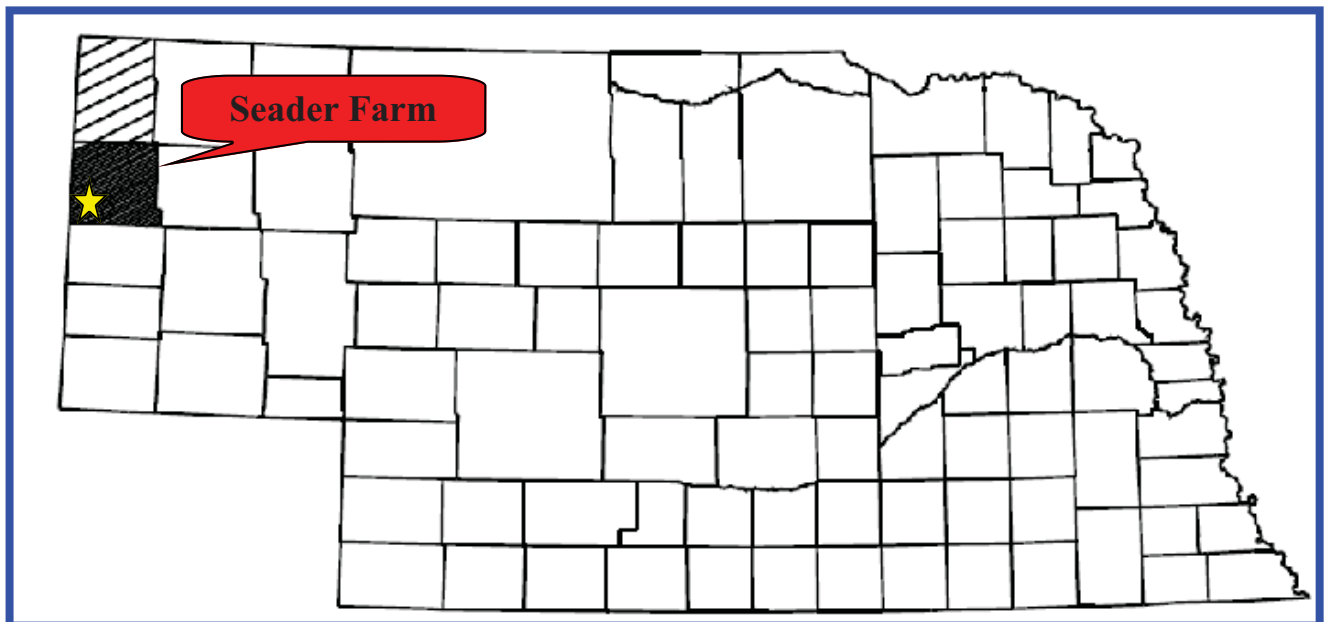
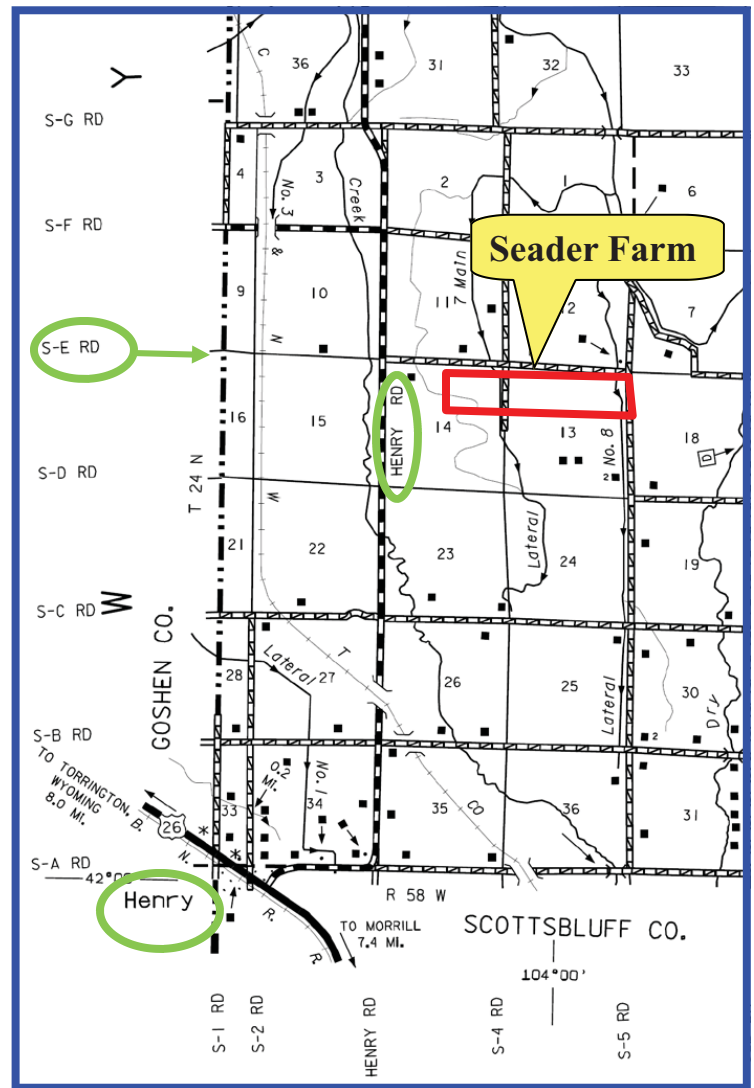
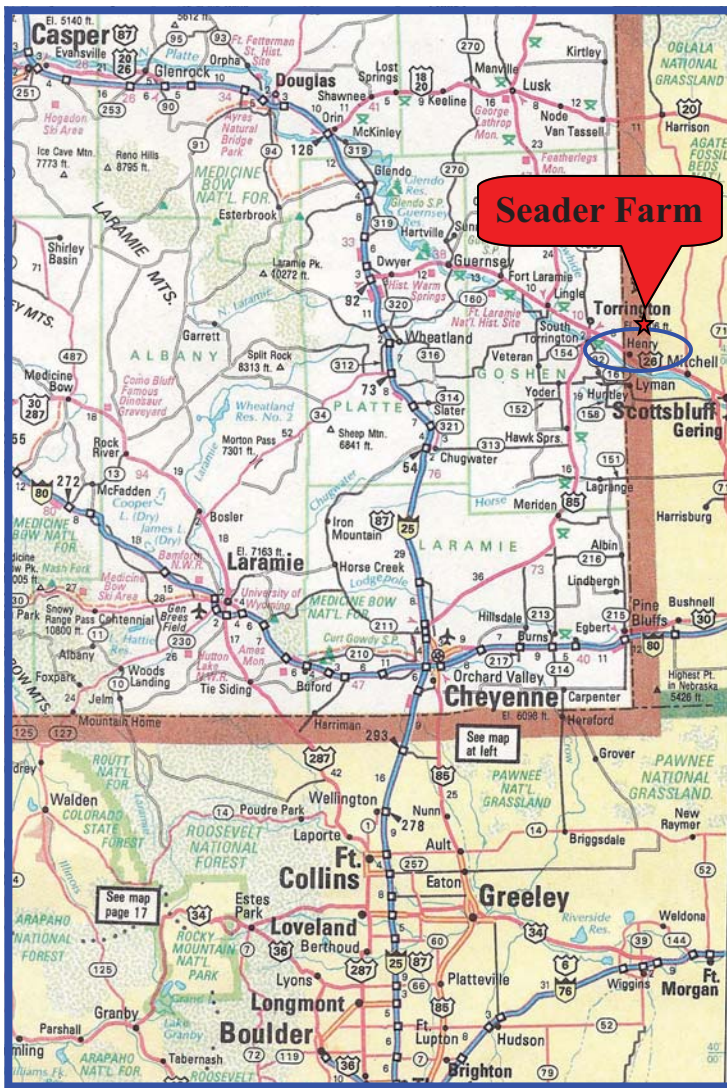
20'W X 12'H Doors





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Winter wheat
5855	Scoville fine sand, 0 to 1 percent slopes	137.4	59.4%		Vle	IVe	35	
5856	Scoville fine sand, 1 to 3 percent slopes	60.4	26.1%		Vle	IVe	34	
5857	Scoville loamy fine sand, 0 to 1 percent slopes	33.7	14.5%		IVe	IVe	41	25
Weighted Average							35.6	3.6





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