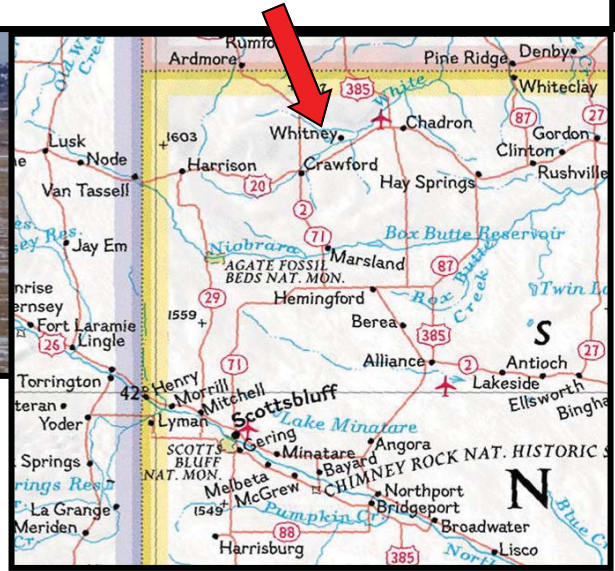


LAND FOR SALE

Whitney Lake Pasture/Farm



Location:

5 miles east of Crawford, Nebraska on Highway 20 to Whitney Lake Road then 3 miles north.

Legal Description:

SE1/4 Section 32, W1/2SW1/4 Section 33 - T33N - R51W: All of Section 5, NW1/4 and part of NE1/4 of Section 9 - T32N - R51W of the 6th P.M., Dawes County, Nebraska.

Acres:

1,056 tax assessed acres.

Taxes:

\$5,612.32 for 2010.

Land Use:

145 acres of irrigated pasture, 508 acres pasture, 240 acres upland hay ground for haying or grazing, and 135 acres of cropland.

FSA Info:

374.9 cropland acres. Wheat base is 149.9 acres at 24 bushels direct yield. Oats base is 31.5 acres at 35 bushels direct yield. Corn base is 8 acres at 109 bushels direct yield. Barley base is 3.8 acres at 45 bushels direct yield.

Water:

145 acres of water rights with Whitney Irrigation District, 54 acres of water rights on Little Cottonwood Creek. Domestic and livestock water provided by Whitney rural pipeline district.

Price:

\$580,000

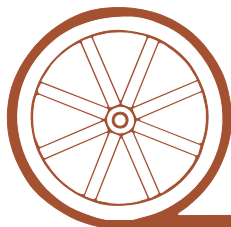
Comments:

Good pasture, upland hay, non-irrigated cropland and 145 acres of water rights with Whitney Irrigation District make this an excellent property to own.

Contact:

Jerry Sloan Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Roger Luehrs, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain.

Offered Exclusively By:



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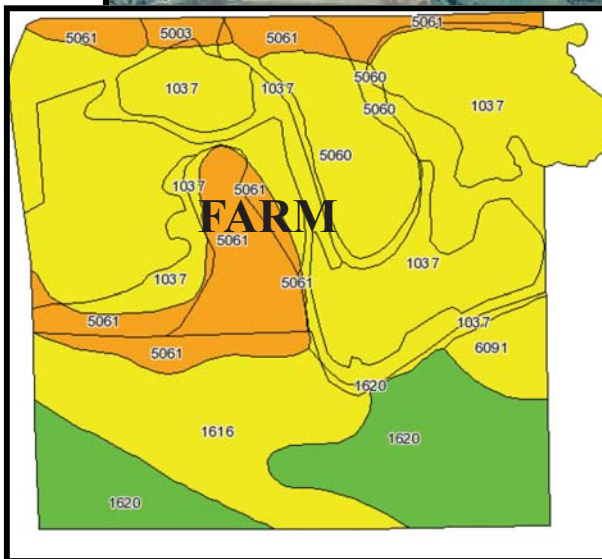
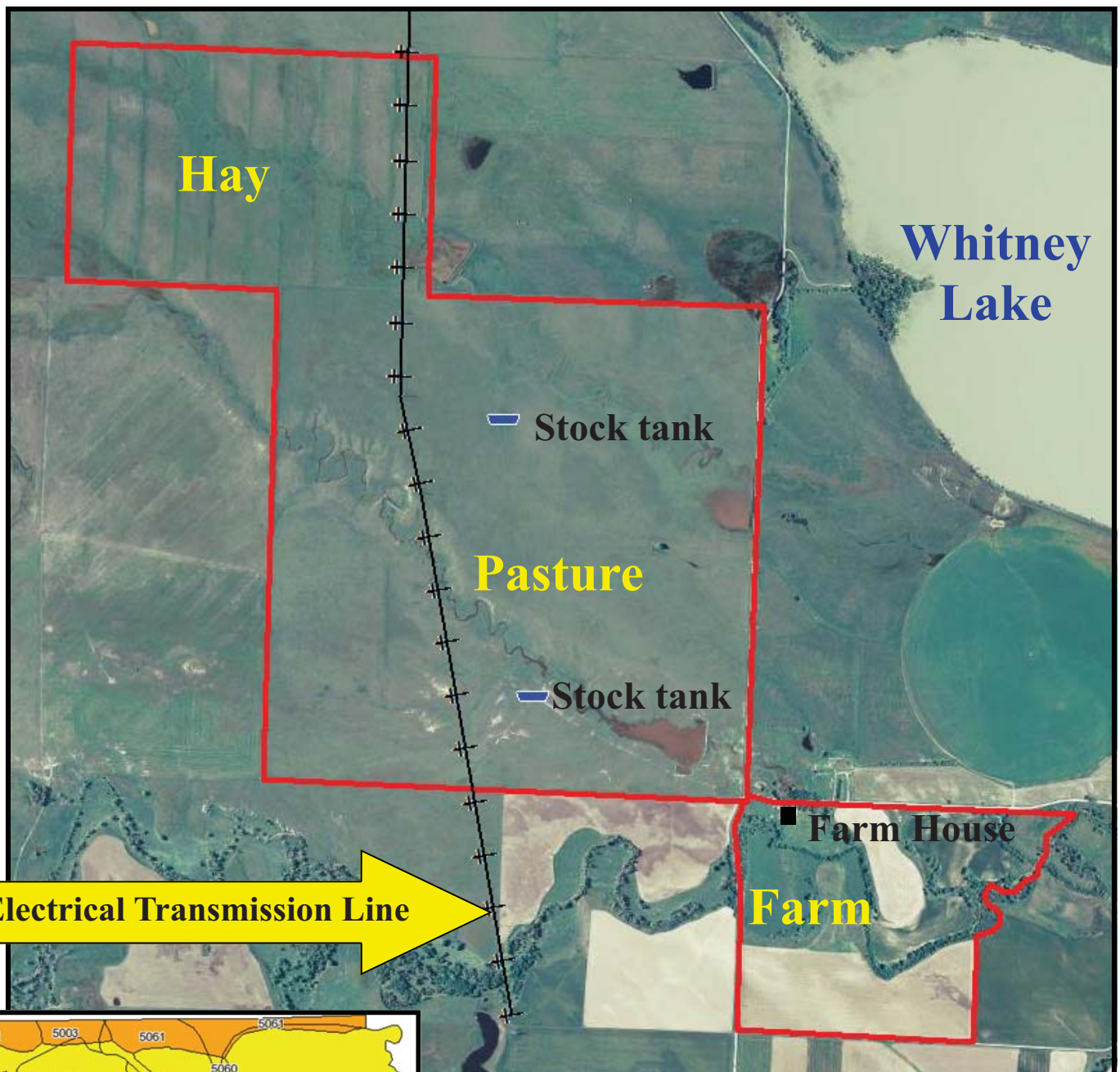
GERING OFFICE

P.O. Box 512
1915 10th Street
Gering, NE 69341
www.agriaffiliates.com

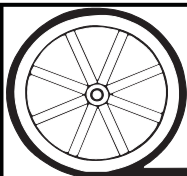
(308) 633-5505

Fax (308) 633-5507
NORTH PLATTE OFFICE
(308) 534-9240

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.



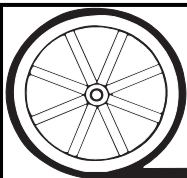
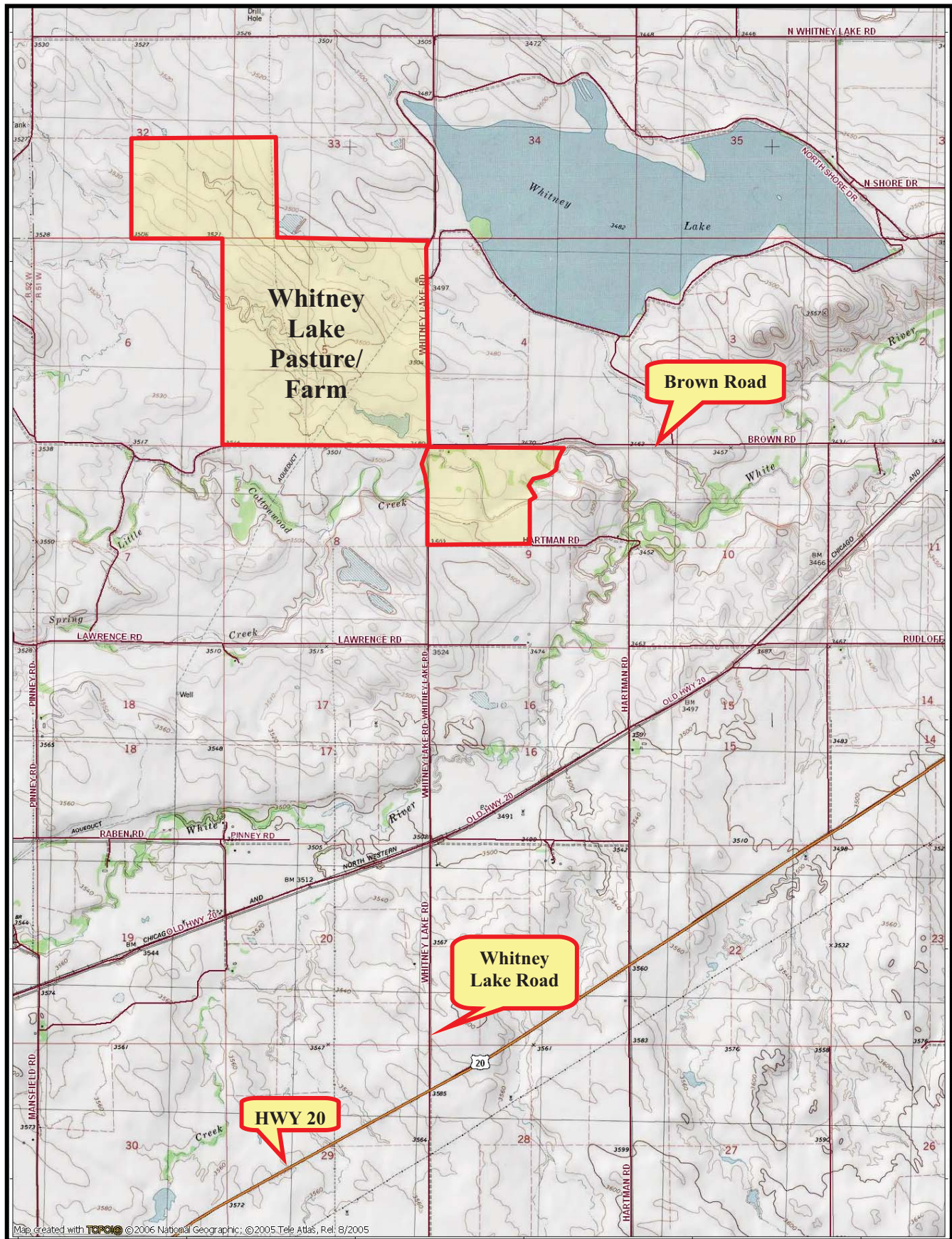
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Grain sorghum	Millet	Oats	Tall wheatgrass	Winter wheat
1037	Glenberg loamy very fine sand, occasionally flooded, 0 to 3 percent slopes	75.1	45.5%		IVw	IIIw	34	2				37		28
1620	Keith silt loam, 1 to 3 percent slopes	27.5	16.7%		Ile	Ile	63	1.5		38	22			42
5061	Buffon-Hisle complex, 0 to 9 percent slopes	23.1	14.0%		Vs	IVe	34					26		22
1616	Keith and Ulysses silt loams, 3 to 9 percent slopes	22.7	13.8%		IIle	IIle	47	1.3	40	34	20			36
5060	Buffon silty clay loam, 1 to 3 percent slopes	10.9	6.6%		IIle	IIle	37					29		27
6091	Sarben fine sandy loam, 1 to 6 percent slopes	4.2	2.5%		IIle	Ile	49	1.5				31		27
5003	Lohmiller silty clay loam, frequently flooded	1.5	0.9%		VIw	VIw	33	2					3.3	
Weighted Average								41.2	1.4	5.5	11	6.4	23.2	30.3



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