

LAND FOR SALE

Nebraska Non-Irrigated Farm 1,987 Acres Selling in 7 Parcels



Location: 9 miles South of Oshkosh, NE on Hwy. 27 to CR 40, West 7 miles to CR 165.

Legal Description: Part of S1/2S1/2 Section 10; NW1/4 Section 15-T16N-R45W; N1/2 Section 6; E1/2 Section 7; N1/2 Section 8; SE1/4 Section 9; N1/2, SW1/4 Section 18-T15N-R45W; SE1/4 Section 12-T15N-R46W of the 6th P.M., Garden County, Nebraska.

Acres: 1,987.2 Tax Assessed Acres.

Taxes: \$9,555.86 for 2009.

Land Use: 1,980 acres Non-Irrigated Cropland.

FSA Info: Wheat base - 959.6 acres Barley base - 33.6 acres Grain Sorghum - 5.2 acres
Oat base - 99.5 acres Corn base - 36.4 acres

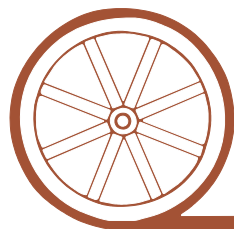
Soils: See each individual parcel soil map.

Price: \$1,418,700 or \$714/acre

Comments: Also offered for sale in 7 separate parcels...see attached information.

Contact: Jerry Sloan, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Roger Luehrs, 308-631-2506, Mike Polk, Loren Johnson, Bruce Dodson,
Jerry Weaver, Duane McClain at 308-534-9240.

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services. . .

GERING OFFICE

P.O. Box 512
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Gering, NE 69341

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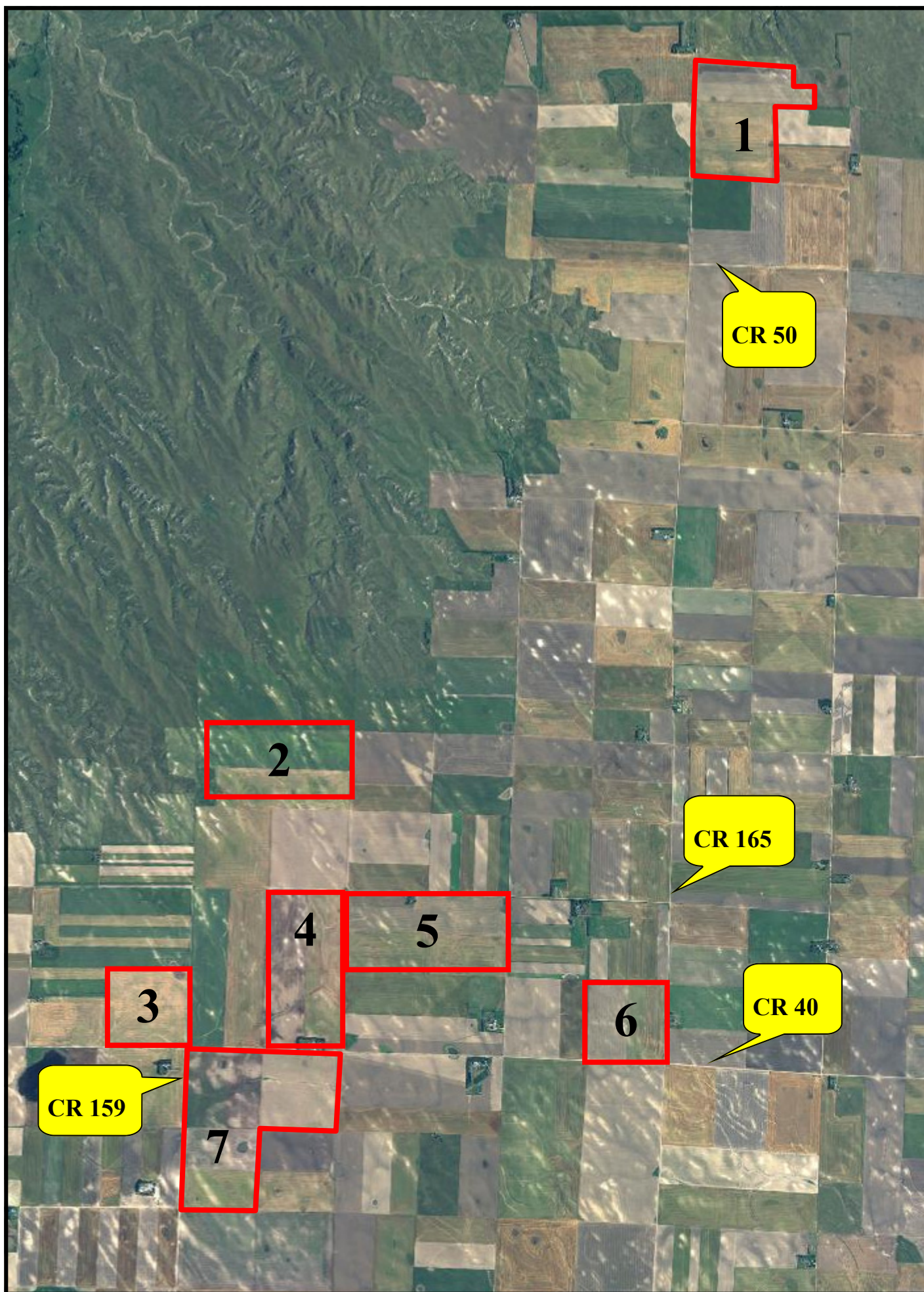
(308) 633-5505

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.



1

CR 50

2

CR 165

4

5

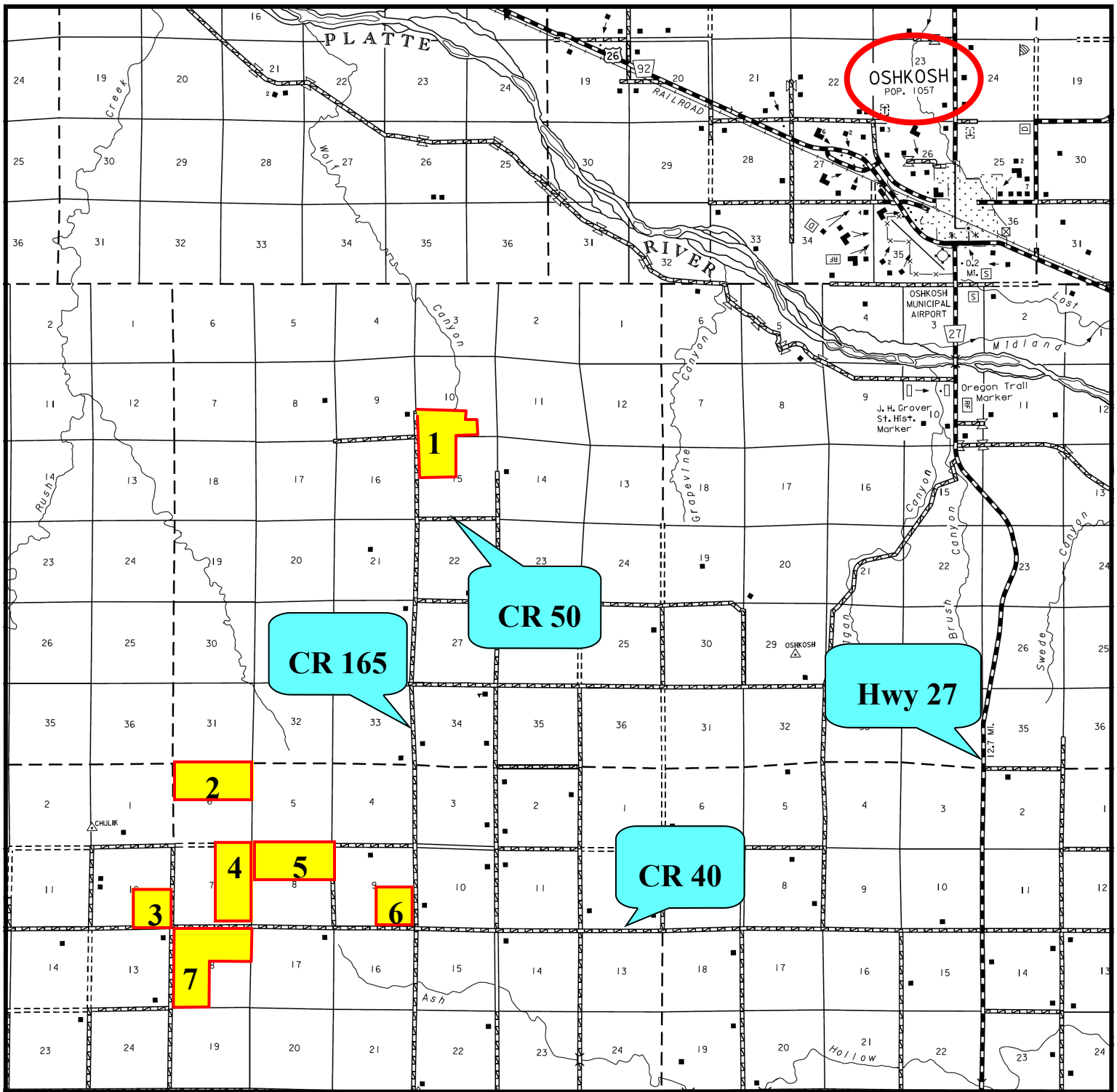
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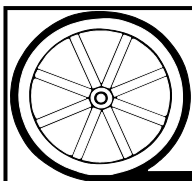
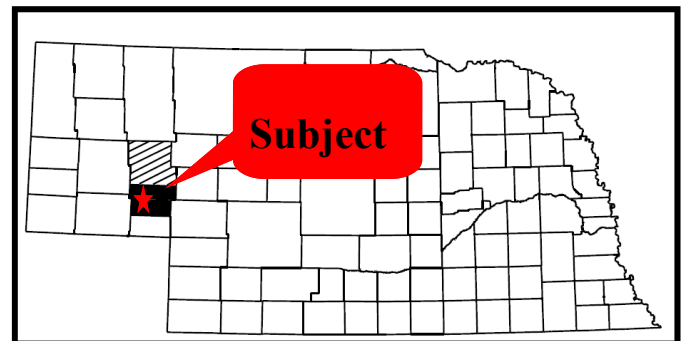
CR 40

CR 159

7



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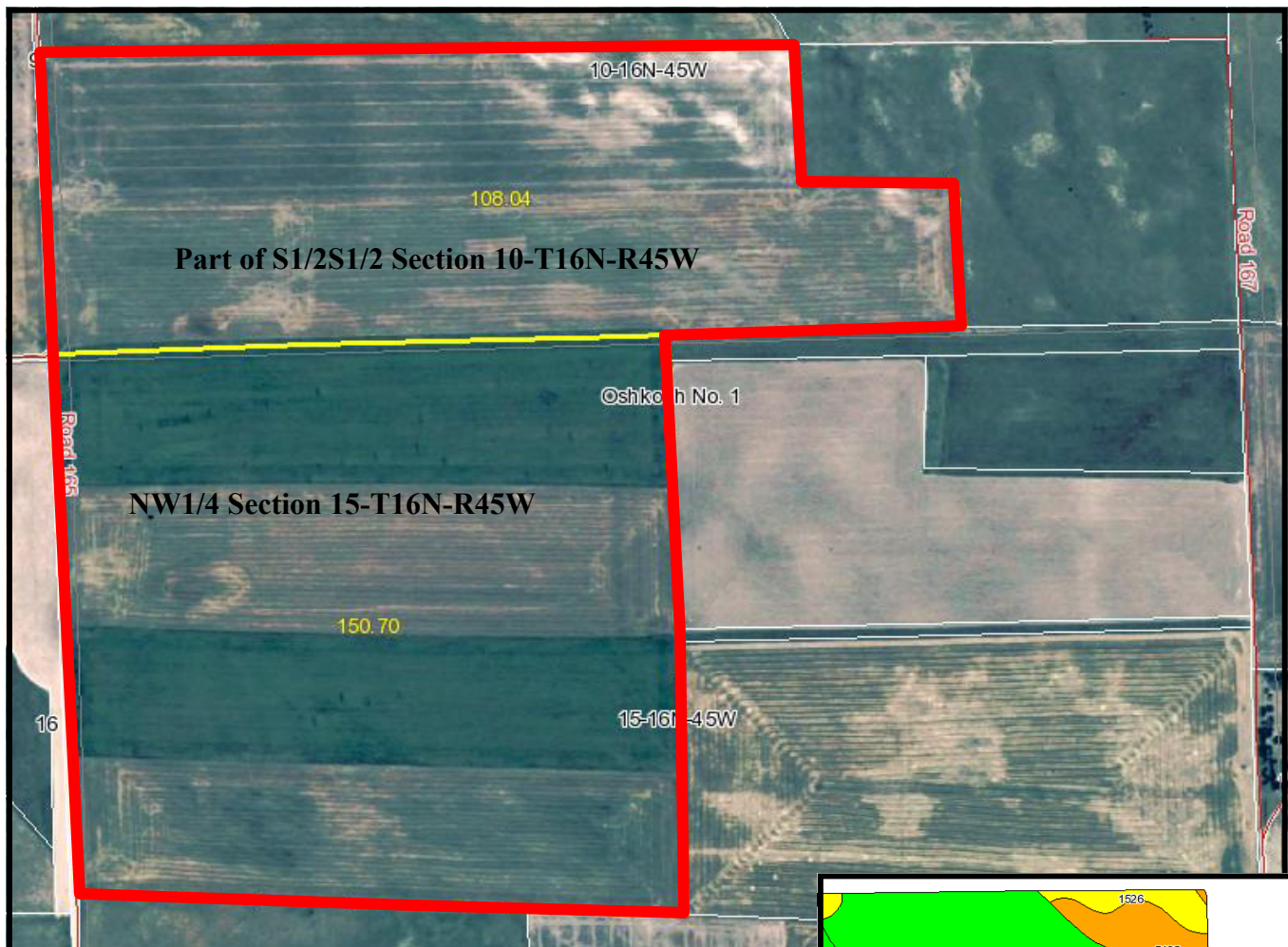


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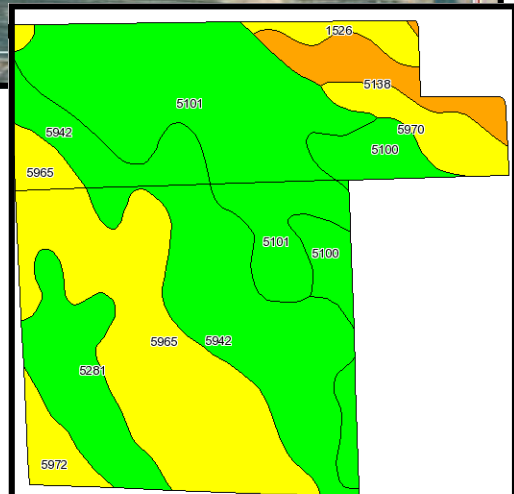
Parcel 1 - \$167,700 (\$650/acre)

Acres: 257.8 Tax Assessed - Taxes: \$1,217.52 in 2009



FSA Information

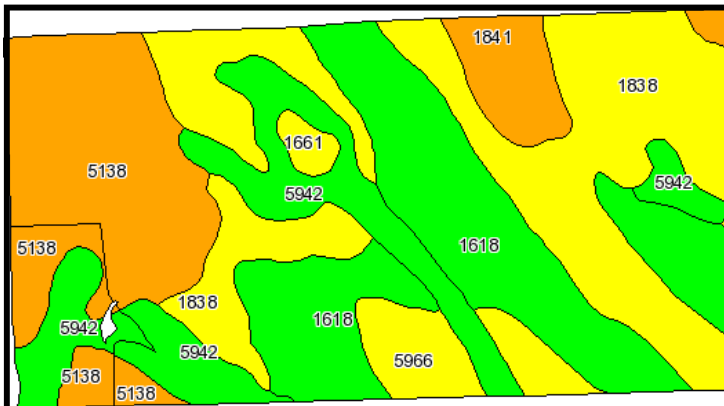
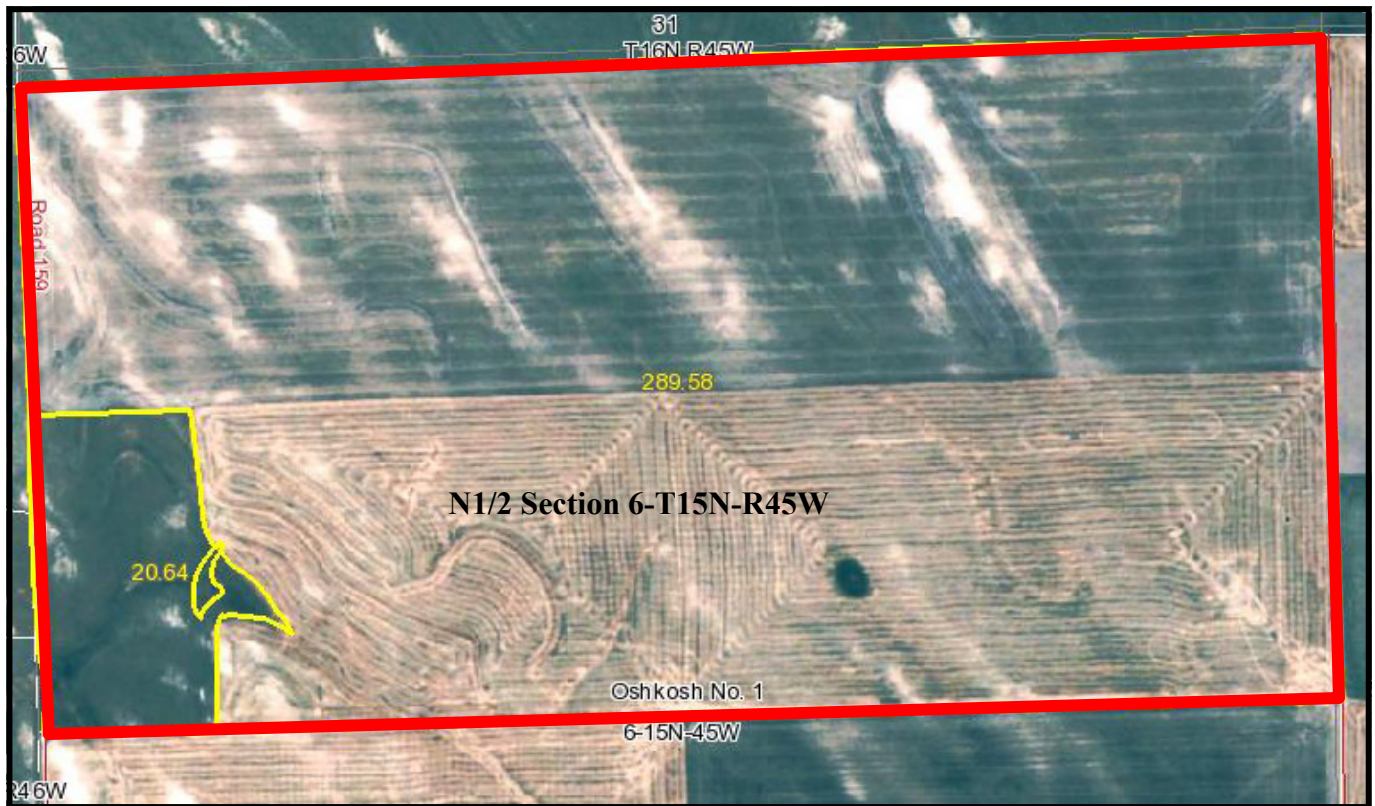
Wheat Base - 127.6 acres at 39 bu. direct yield
 Oats Base - 15.6 acres at 42 bu. direct yield
 Barley Base - 2.6 acres at 40 bu. direct yield
 Grain Sorghum - 3.6 acres @ 40 bu. direct yield
 Cropland Acres - 258.7
 Farm # 1884, Tract #226 & 2066



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Winter wheat
5101	Alliance loam, 1 to 3 percent slopes	66.9	25.8%		Ile	Ile	60			40
5965	Jayem fine sandy loam, 0 to 3 percent slopes	61.9	23.9%		IIle	Ile	46			42
5942	Duroc loam, 0 to 1 percent slopes	55.8	21.6%		IIc	I	58	2		45
5281	Vetat fine sandy loam, 0 to 3 percent slopes	22	8.5%		Ile	Ile	52	2.5	42	39
5100	Alliance loam, 0 to 1 percent slopes	17.9	6.9%		IIc	I	60			42
5138	Busher-Tassel complex, 3 to 9 percent slopes	11.7	4.5%		Vs	IVe	4			25
5970	Jayem loamy fine sand, 0 to 3 percent slopes	10.9	4.2%		IVe	IIle	42	1.2		33
5972	Jayem loamy fine sand, 3 to 6 percent slopes	6.6	2.5%		IVe	IVe	41	1		28
1526	Blanche loamy fine sand, 1 to 3 percent slopes	5.1	2.0%		IVe	IVe	29	1.5		22
Weighted Average							51.1	0.7	3.6	39.9

Parcel 2 - \$186,000 (\$600/acre)

Acres: 310.6 Tax Assessed - Taxes: \$1,378.14 in 2009



FSA Information

Wheat Base - 153.4 acres at 40 bu. direct yield
 Oats Base - 23.3 acres at 42 bu. direct yield
 Barley Base - 4.3 acres at 43 bu. direct yield
 Cropland Acres - 310.2
 CRP Acres - 20.6 expiring 09/30/2010
 Farm # 1957, Tract #1672

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Winter wheat
1838	Sidney loam, 3 to 6 percent slopes	92.9	29.9%		IIIe	IIIe	47			30
1618	Keith loam, 1 to 3 percent slopes	78	25.2%		Ile	Ile	64	1.5		42
5138	Busher-Tassel complex, 3 to 9 percent slopes	59.6	19.2%		Vs	IVe	4			25
5942	Duroc loam, 0 to 1 percent slopes	47.1	15.2%		IIc	I	58	2		45
5966	Jayem fine sandy loam, 3 to 6 percent slopes	15.8	5.1%		IVe	IIIe	44			32
1841	Sidney-Canyon complex, 6 to 9 percent slopes	13.9	4.5%		Vs	IVe	29			25
1661	Lodgepole silt loam, frequently ponded	3	1.0%		IIIw	IVw	17		75	30
Weighted Average							43.5	0.7	0.8	34.3

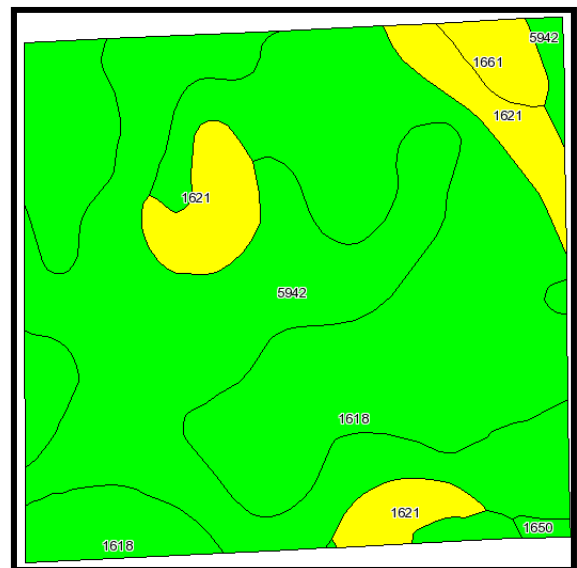
Parcel 3 - \$120,000 (\$750/acre)

Acres: 160 Tax Assessed - Taxes: \$838.84 in 2009



FSA Information

Wheat Base - 93 acres at 42 bu. direct yield
 Oats Base - 3.7 acres at 38 bu. direct yield
 Barley Base - 3.6 acres at 40 bu. direct yield
 Grain Sorghum - 0.2 acres at 33 bu. direct yield
 Corn Base - 1.1 acres at 40 bu. direct yield
 Cropland Acres - 161.1
 Farm #2202, Tract #814



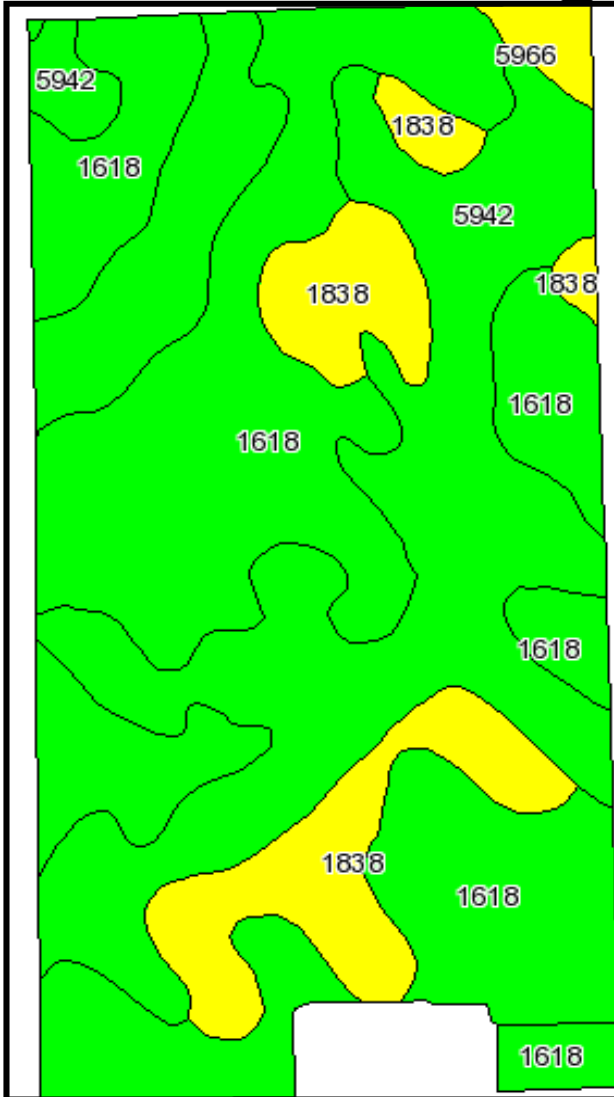
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Winter wheat
1618	Keith loam, 1 to 3 percent slopes	78.7	48.8%		Ile	Ile	64	1.5		42
5942	Duroc loam, 0 to 1 percent slopes	62.3	38.7%		Ilc	I	58	2		45
1621	Keith loam, 3 to 6 percent slopes	16.1	10.0%		Ille	Ille	61	1.3	40	32
1661	Lodgepole silt loam, frequently ponded	3.4	2.1%		Illw	IVw	17		75	30
1650	Kuma loam, 0 to 1 percent slopes	0.6	0.4%		Ilc	I	60	1.5		46
Weighted Average							60.4	1.6	5.6	41.9

Parcel 4

\$240,000 (\$760/acre)

Acres: 315.8 Tax Assessed

Taxes: \$1,546.16 in 2009



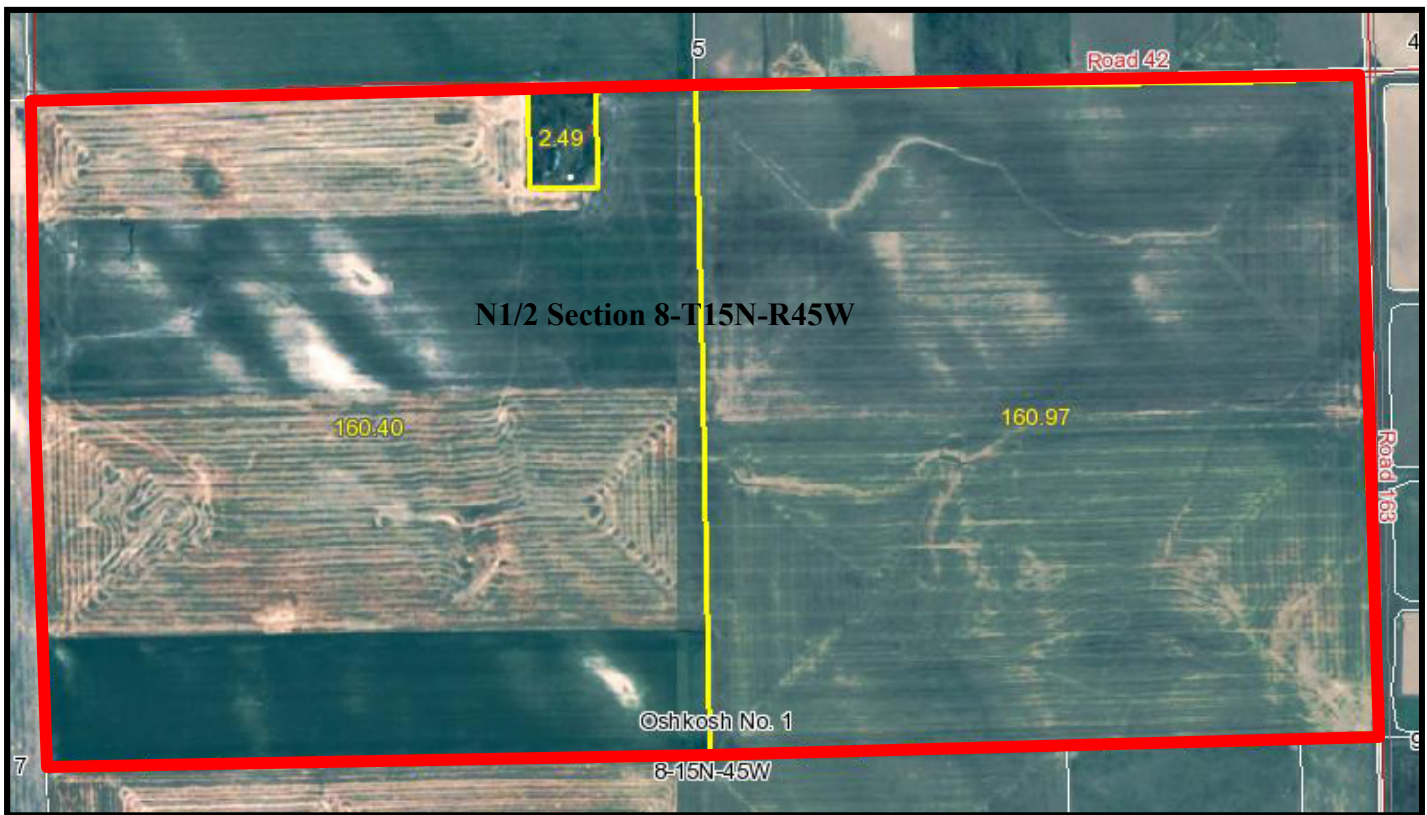
FSA Information

Wheat Base - 173.2 acres at 42 bu. direct yield
 Oats Base - 6.3 acres at 38 bu. direct yield
 Barley Base - 4.7 acres at 40 bu. direct yield
 Grain Sorghum - 0.4 acres at 33 bu. direct yield
 Corn Base - 2.2 acres at 40 bu. direct yield
 Cropland Acres - 312.7
 Farm #2202, Tract #2332

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Winter wheat
1618	Keith loam, 1 to 3 percent slopes	157.6	49.7%		Ile	Ile	64	1.5	42
5942	Duroc loam, 0 to 1 percent slopes	114.4	36.1%		Ilc	I	58	2	45
1838	Sidney loam, 3 to 6 percent slopes	41.2	13.0%		IIle	IIle	47		30
5966	Jayem fine sandy loam, 3 to 6 percent slopes	3.7	1.2%		IVe	IIle	44		32
Weighted Average							59.4	1.5	41.4

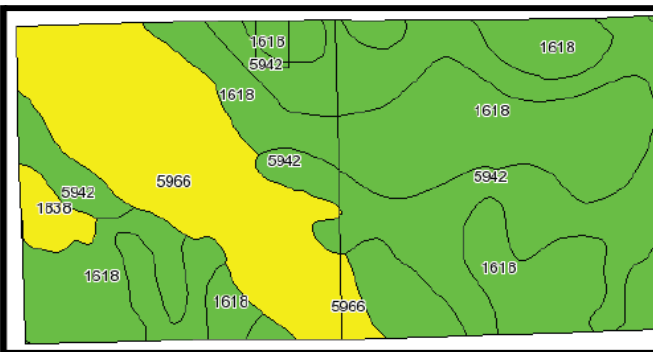
Parcel 5 - \$240,000 (\$750/acre)

Acres: 320 Tax Assessed - Taxes: \$1,567.00 in 2009



FSA Information

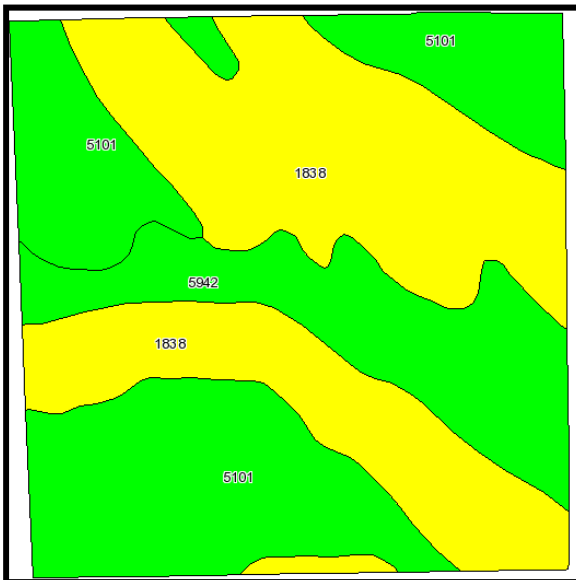
Wheat Base - 171.5 acres at 42 bu. direct yield
 Oats Base - 14.2 acres at 42 bu. direct yield
 Barley Base - 1.2 acres at 40 bu. direct yield
 Grain Sorghum - 0.2 acres at 33 bu. direct yield
 Corn Base - 1.1 acres at 40 bu. direct yield
 Cropland Acres - 321.4
 Farm #1648, Tract #1897; Farm #2202, Tract #280



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Winter wheat
1618	Keith loam, 1 to 3 percent slopes	140.2	43.3%		Ile	Ile	64	1.5	42
5942	Duroc loam, 0 to 1 percent slopes	99.2	30.6%		Ilc	I	58	2	45
5966	Jayem fine sandy loam, 3 to 6 percent slopes	78.1	24.1%		IVe	IIIe	44		32
1838	Sidney loam, 3 to 6 percent slopes	6.4	2.0%		IIle	IIIe	47		30
Weighted Average							57	1.3	40.3

Parcel 6 - \$120,000 (\$750/acre)

Acres: 159.5 Tax Assessed - Taxes: \$753.26 in 2009



FSA Information

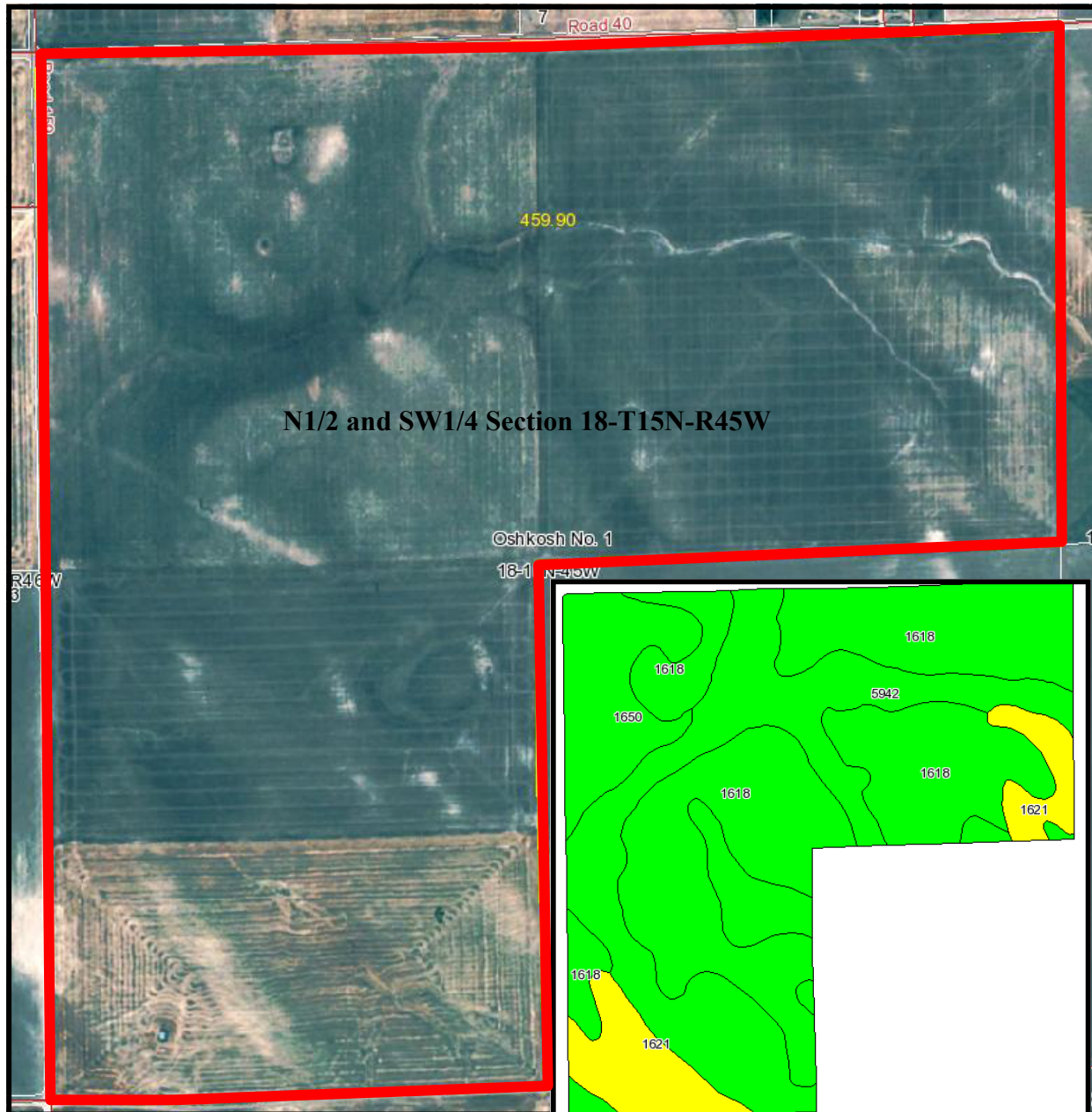
Wheat Base - 78.2 acres at 42 bu. direct yield
 Oats Base - 11.2 acres at 42 bu. direct yield
 Cropland Acres - 156.3
 Farm #2199, Tract #281

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Winter wheat
1838	Sidney loam, 3 to 6 percent slopes	71.4	45.7%		IIIe	IIIe	47		30
5101	Alliance loam, 1 to 3 percent slopes	57.3	36.7%		Ile	Ile	60		40
5942	Duroc loam, 0 to 1 percent slopes	27.6	17.7%		Ilc	I	58	2	45
Weighted Average							53.8	0.4	36.4

Parcel 7 - \$345,000 (\$750/acre)

Acres: 463.46 Tax Assessed - Taxes: \$2,254.94 in 2009



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Winter wheat
1618	Keith loam, 1 to 3 percent slopes	229.2	49.8%		Ile	Ile	64	1.5		42
5942	Duroc loam, 0 to 1 percent slopes	142.4	31.0%		Ilc	I	58	2		45
1650	Kuma loam, 0 to 1 percent slopes	45.5	9.9%		Ilc	I	60	1.5		46
1621	Keith loam, 3 to 6 percent slopes	42.8	9.3%		Ille	Ille	61	1.3	40	32
Weighted Average							61.5	1.6	3.7	42.4

FSA Information

Wheat Base - 162.7 acres at 39 bu. direct yield
 Barley Base - 17.2 acres at 41 bu. direct yield
 Corn Base - 32 acres at 42 bu. direct yield
 Farm #2202, Tract #2334

Oat Base - 25.2 acres at 43 bu. direct yield
 Grain Sorghum - 0.8 acres at 33 bu. direct yield
 Cropland Acres - 459.9