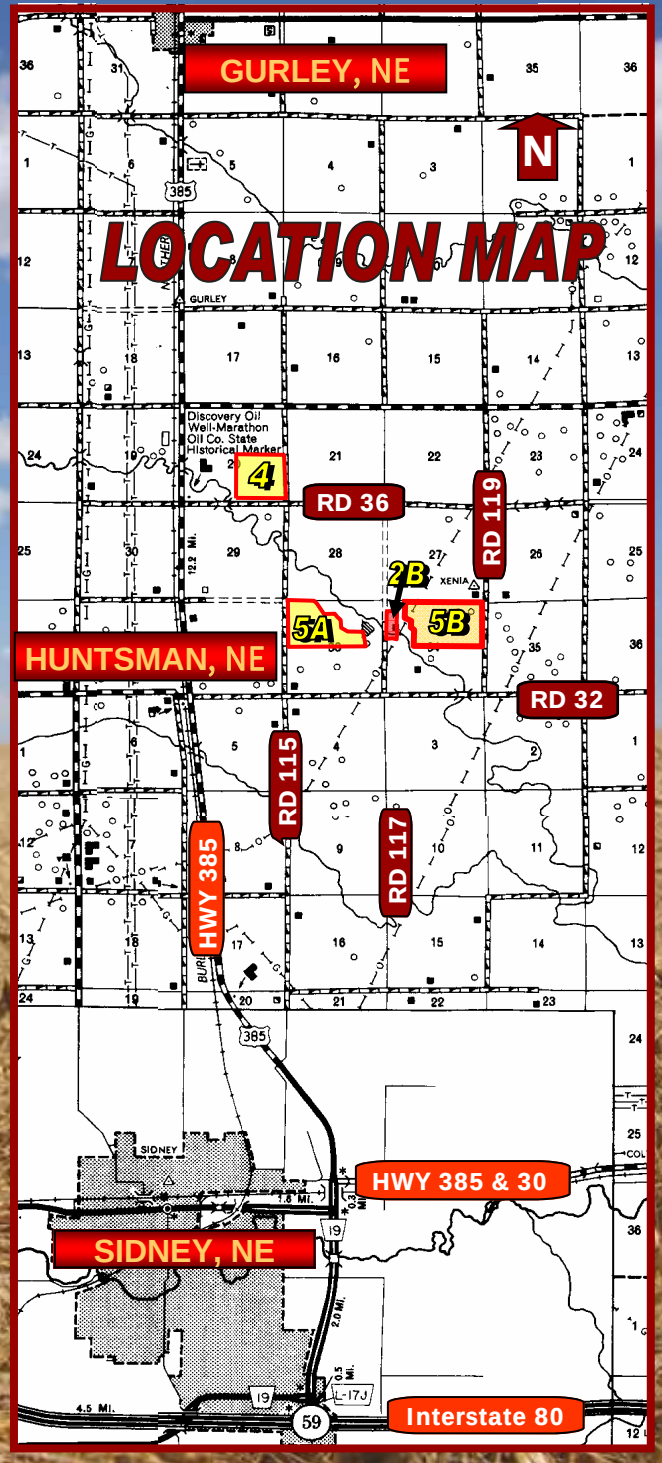


SPARKS FARMS, LTD

Cheyenne County, NE

569.1 Acres
DRYLAND
IMPROVEMENTS



FOR FURTHER INFORMATION CONTACT . . . Marc Reck, Broker

Reck Agri Realty
Farm/Ranch Real Estate & AuctionTM

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Sterling, CO 80751
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Terms and Conditions

LOCATION The Sparks Farms, Ltd. is located 4 miles north of Sidney, NE & 5 miles south of Gurley, NE. Review the parcel descriptions & location map for location of each parcel being offered.

OVERVIEW Seldom does a property like the Sparks Farms, LTD, become available for sale in the area north of Sidney, Nebraska. Located in a highly productive area, this property offers a combination of dryland and improvements. The majority of this property has been in the Sparks family for over 60 years and may never become for sale again. Take advantage of this unique opportunity to invest and/or add to your current operation.

WATER RIGHTS Seller to convey all Sellers' water rights, water wells, and equipment appurtenant to the property for domestic or livestock use.

MINERAL RIGHTS Seller to convey to Purchaser all owned oil, gas, and other minerals in, on, and under and that may be produced from the above-described premises.

PROPERTY CONDITION All fixtures, domestic and livestock wells, and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. The prospective Purchaser(s) should verify all information contained herein. All prospective purchasers are urged to fully inspect the property, its condition, and to rely on their own conclusions.

TITLE Seller to pass title by Warranty Deed. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations and conveyances of record; oil and gas leases of record; patent reservations; other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

GROWING CROPS Purchaser(s) to receive 1/3 share of the growing wheat crop to be planted this fall for 2010 harvest and landlord share of the 2010 FSA payments associated with growing wheat crop.

REAL ESTATE TAXES 2009 Real Estate Taxes due in 2010 to be paid by Seller.

POSSESSION Possession of property upon closing, except 1) Possession of home and livestock shed on Parcel #2B to be delivered to Purchaser no sooner than December 1, 2009; 2) Subject to farm leases on ground currently being planted to wheat this fall;

FSA DETERMINATION Purchaser(s) and Seller at closing, to sign a memorandum of understanding stating the FSA DCP base acres and yields as designated within description of each parcel.

LEGAL DESCRIPTION Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Seller, at their cost, to provide a survey for a metes and bounds legal description before closing for Parcels #5A and #5B.

NOXIOUS WEEDS There may be areas infested by noxious weeds, (i.e. bindweed, canadian thistle, etc). The location of and the density of noxious weeds is unknown at this time.

ACREAGES All stated acreages are approximate and are obtained from either the county tax records, current legal descriptions, boundary surveys, and/or aerial photos and FSA information. No warranty is expressed or implied as to exact acreages of property. All offers are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure. All price per acre calculations in the initial brochure, detail brochure, and visual presentation are based from FSA and NRCS dryland/grassland measurements.

ANNOUNCEMENTS The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Purchaser(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent.



Aerial Map & Parcel Descriptions

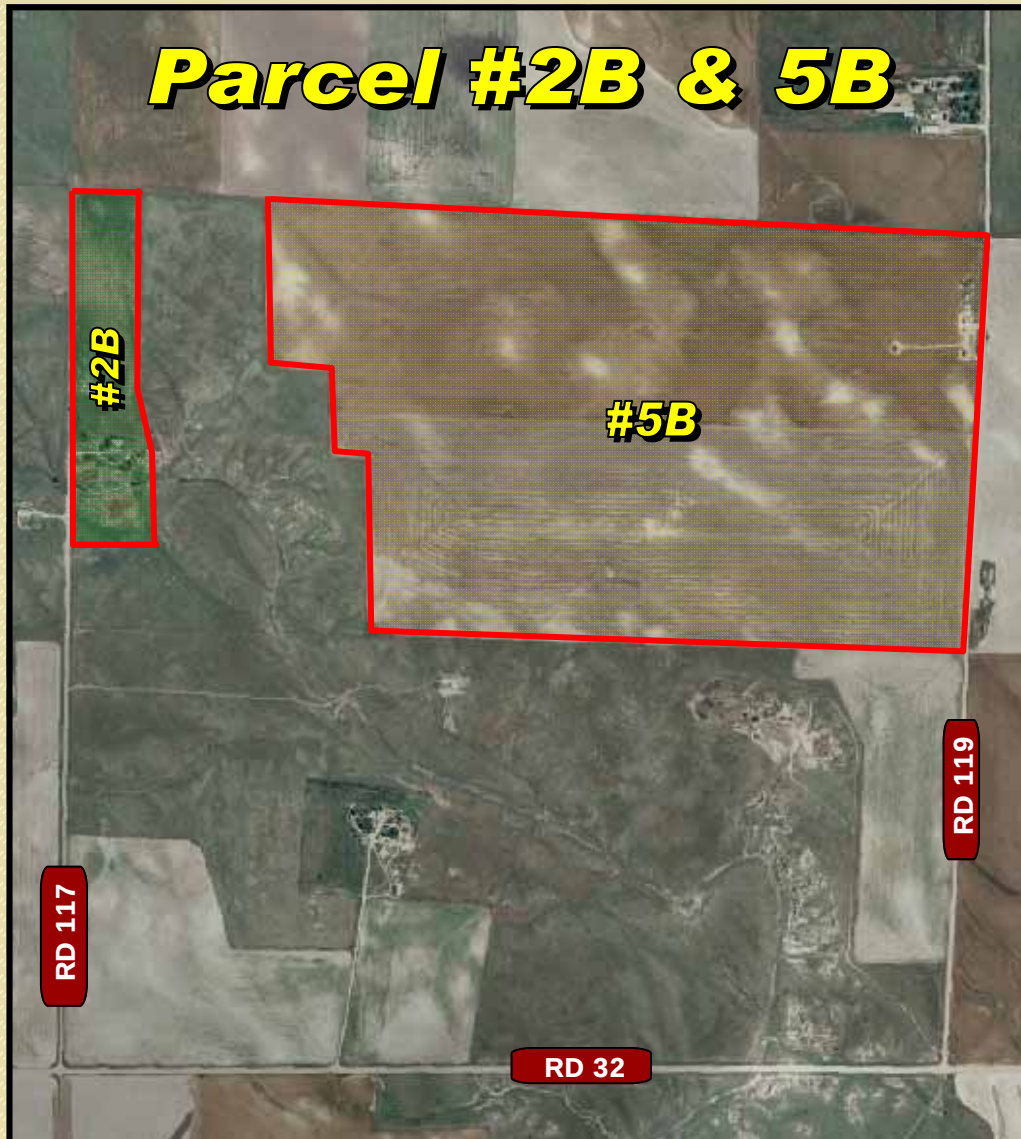
Parcel #4



PARCEL #4 - DRYLAND - 163 ac dryland; R/E Taxes: \$785.94; SE1/4 of 20, T15N R49W; 81.5 ac planted to fall wheat, 81.5 ac planted to millet; Rd 36 borders south property line; Rd 115 borders east property line; 85.9 ac FSA wheat base.

ASKING PRICE: \$113,000

Parcel #2B & 5B



PARCEL #2B - IMPROVEMENTS/GRASSLAND - 20 ac pasture; R/E Taxes: \$1,400.23; Grassland in N1/2 of 34, T15N R49W; From intersection of Rd 32 & Rd 117, 1/2 mi south to SW corner of property; 4 bedroom, 1 bath home, working corrals, & livestock outbuildings. Items owned by tenants excluded from sale. Working alley, working chute, calf table and portable feed bunks excluded from sale. Sub-mersible well at house. New shingles summer of 2006. 2003 white buildings were painted with brush. Original part of house was built in 1882. 1971 added onto 1981 addition in cluded bathroom, master bedroom, & bedrooms above bath & master bedroom. 1981 new heat pump and central air piped throughout home. 2003 new leechfield. Wood stove excluded.

ASKING PRICE: \$85,000

PARCEL #5B - DRYLAND - 226.8 ac dryland; R/E Taxes: \$1,086.50; Dryland in N1/2 & SE1/4 of 34, T15N R49W; 114 ac recently harvested wheat, 53.0 ac planted to millet; 59.7 ac planted to fall wheat; Rd 119 borders east property line; 134.1 ac FSA wheat base.

ASKING PRICE: \$133,000

Aerial Map & Parcel Descriptions

Parcel #5A



PARCEL #5A - DRYLAND - 159.3 ac dryland; R/E Taxes: \$731.90; Dryland in N1/2 of 33, T15N R49W; 55.9 ac recently harvested wheat, 47 ac planted to millet; 56.4 ac planted to fall wheat; Rd 115 borders west property line; 94.2 ac FSA wheat base.
ASKING PRICE: \$82,500

