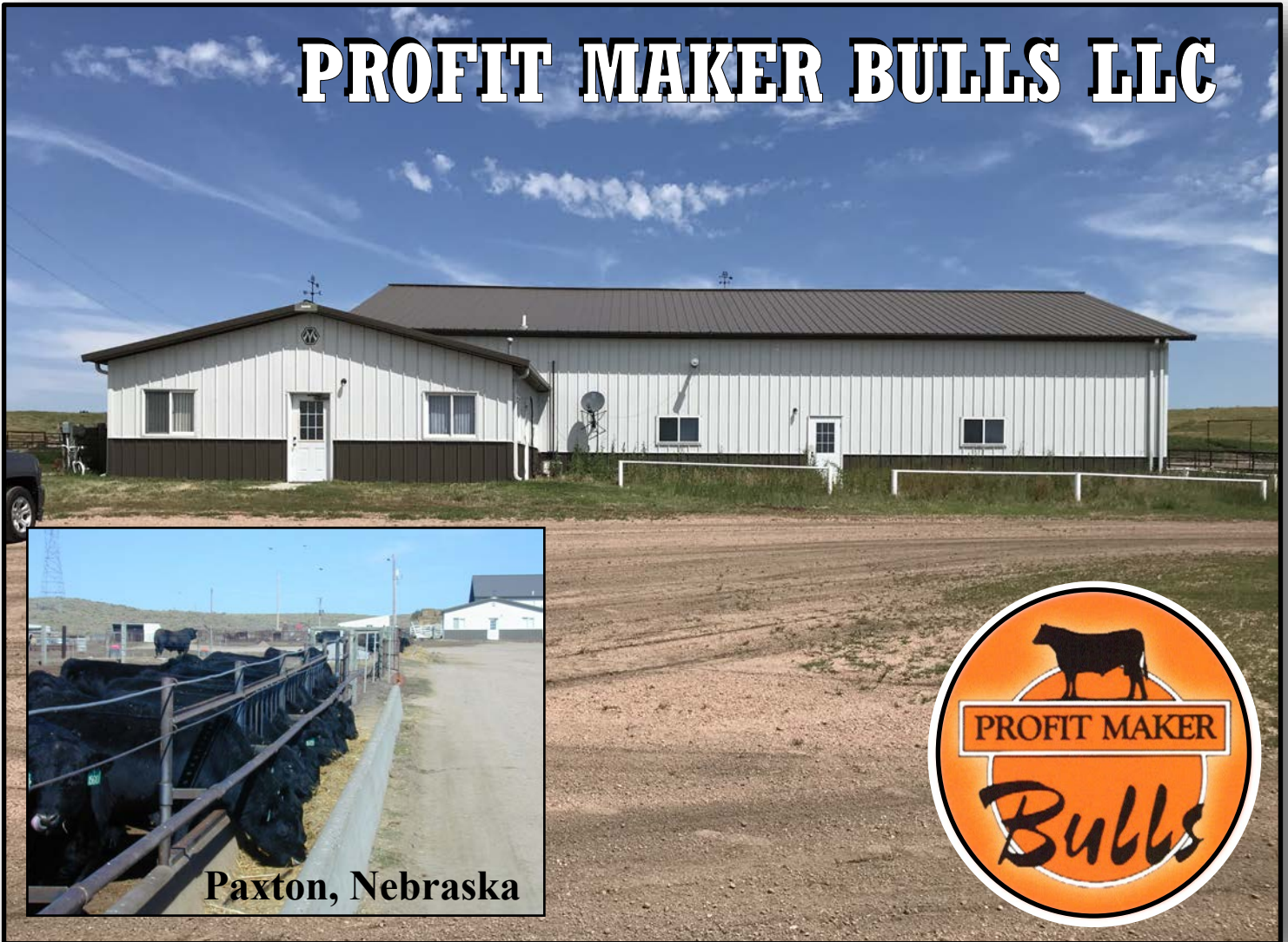


PROPERTY FOR SALE

PROFIT MAKER BULLS LLC



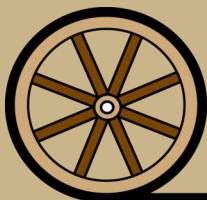
Paxton, Nebraska



- ◆ Approved for 995 head by DEQ/DEE
- ◆ Grow Safe Individual Feed Consumption Measurement System
- ◆ Over 15,000 Bulls of Several Breeds Tested & Marketed

Historically has had 800 bulls at one time in this state of the art facility!

Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
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 the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Located 6.5 miles west of Paxton, Nebraska on US Hwy. 30.



- Legal Description:** Those portions of the W1/2 Section 6-T13N-R36W that are north of the Hwy. 30 ROW containing approximately 204 acres and excluding a tract on the west boundary of approximately 5 acres.
- Facilities:** Office— Morton 20' x 24'; Sales/Conference/Shop—Morton 48' x 80'; natural gas heat with rest rooms, telephone system, and sound system
- Acres/Taxes:** 204 tax assessed acres; 2018 taxes payable in 2019 \$3,024.42
- Price:** \$475,000.00
- Comments:** Buyer will have the option to purchase rolling stock equipment separately.
- Contact:** **Bruce Dodson, Co-Listing Agent Cell 308-539-4455; Email: bruce@agriaffiliates.com**
Don Walker, Co-Listing Agent Cell 308-764-7175; Email: donw@agriaffiliates.com
Mike Polk, John Childears, Chase Dodson, Brian Reynolds, Tony Eggleston,
Dallas Dodson, Brad Atkins





4-GS Lots have the Grow Safe Units equipped with monitoring computers in the office



Bulk Feed Storage: 2 Welker 24-Ton bulk bins; DDGS Syrup Tank-storage & recirculating pump; Concrete Feed Storage Slab—100' x 120'



Steel and Electric feedlot fencing with Richey waterers



Showroom with audio-video system

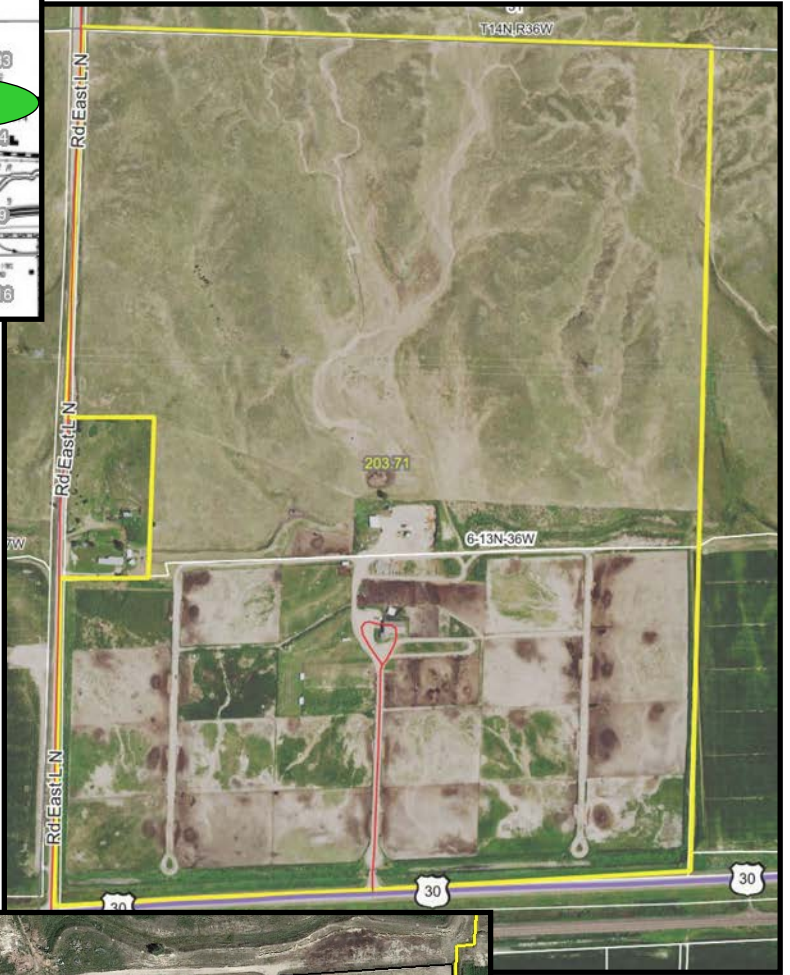
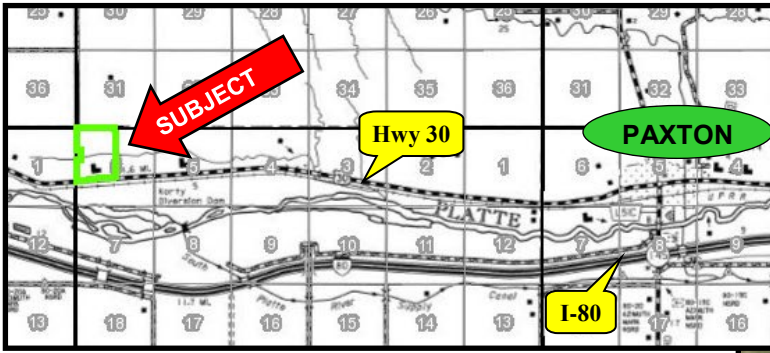


Large Lots average 80' bunk line, approximately 300'x400'



Covered chute area w/Silencer squeeze chute and Vet room; steel working alley w/concrete floor





**For more information
contact Listing Agents:**

Bruce Dodson, AFM
308.539.4455

-or-

Don Walker
308.764.7175



Bruce Dodson, AFM
Co-Listing Agent



Don Walker
Co-Listing Agent

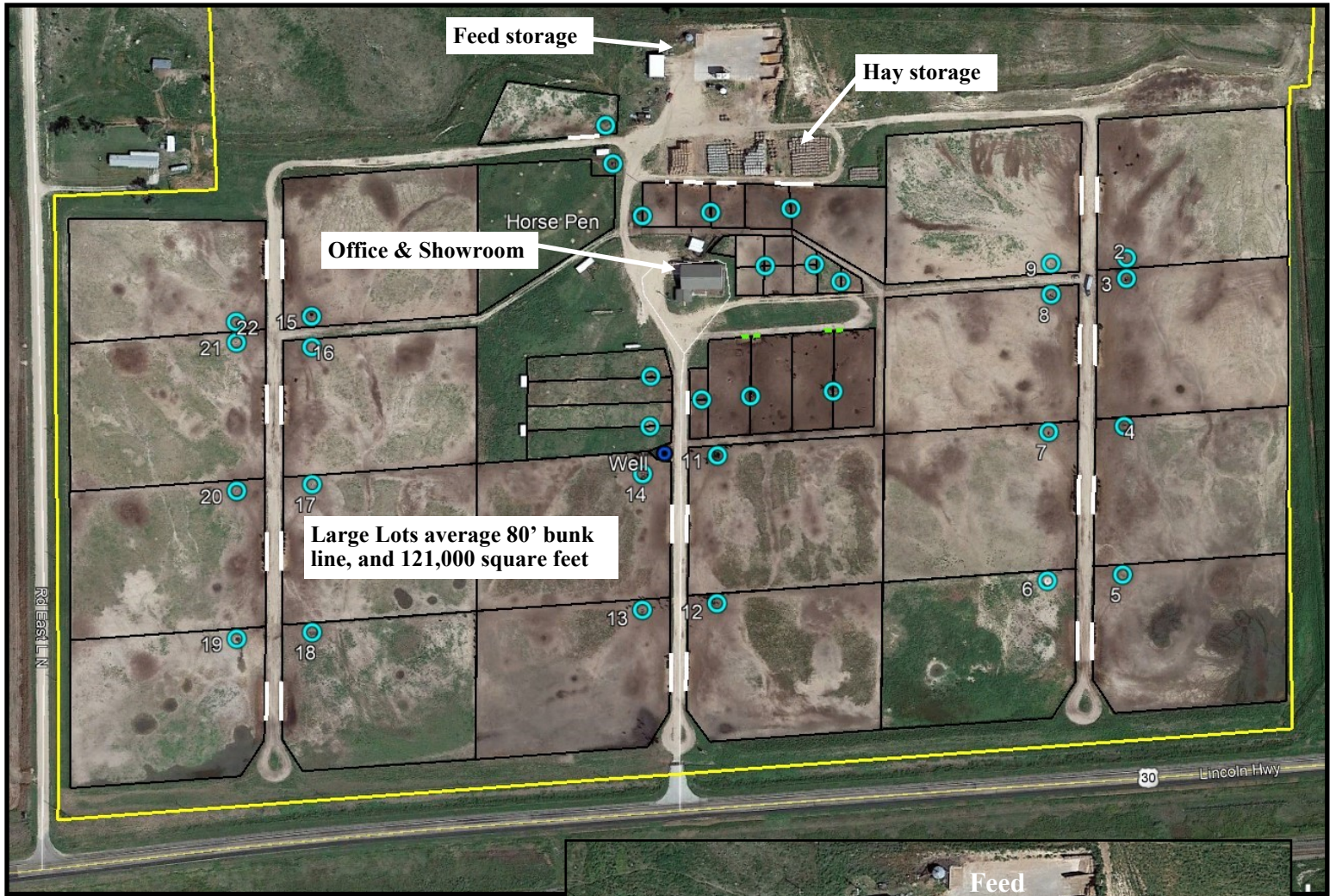
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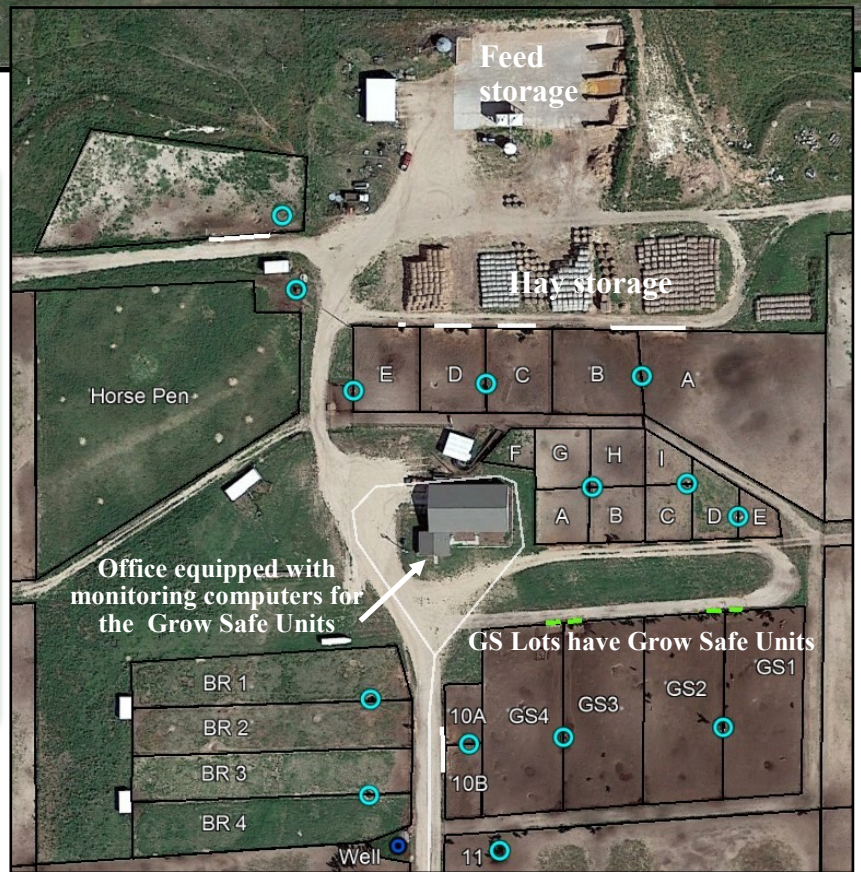


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PROFIT MAKER BULLS LLC—Rolling Stock

- 1) 1982 Ford 8000 Diesel Dump Truck with Timple 15' Dump Box and Hoist
VIN # 1FDKY80U0CVA01803
- 2) 2000 International Feed Truck with Roto Mix 490-14 Feed Box
VIN # 1HTSCAAN71H264810
- 3) 1993 Ford Feed Truck with Roto Mix 490-14 Feed Box
VIN # 1FDPR72C4RVA16542
- 4) 1998 John Deere 544 H Wheel Loader
SERIAL # DW544HX566579
- 5) 1995 Versatile-Ford 9030 Bi-Direct Loader
SERIAL# NA
- 6) 2005 Travalong 24' Livestock Trailer (did not inspect as it was not on site)
- 7) 2000 Dodge 1 Ton Pickup w/HydraBed Hay Feeder
- 8) Hotsy Pressure Washer and Coleman Powermate Air Compressor
- 9) Audio and Video equipment for sale days and Office Equipment



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