

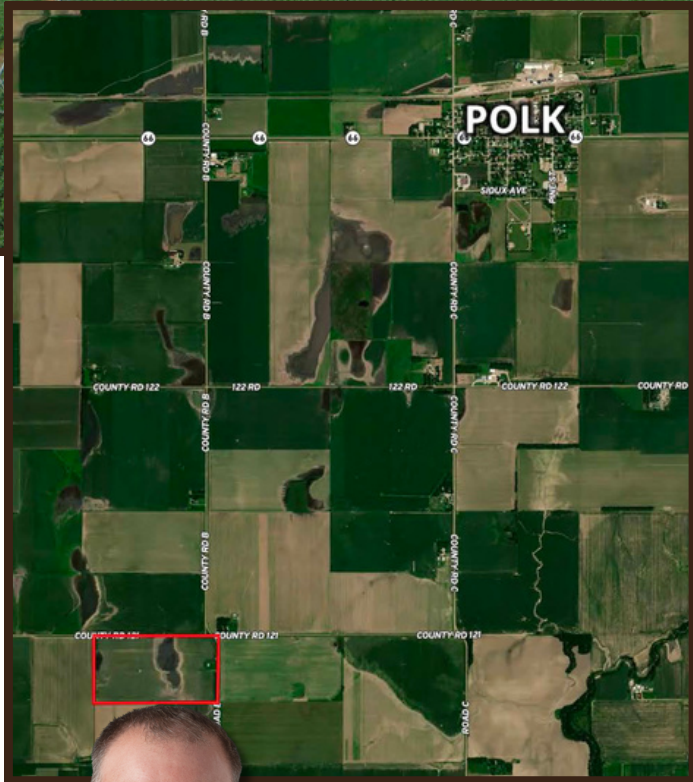
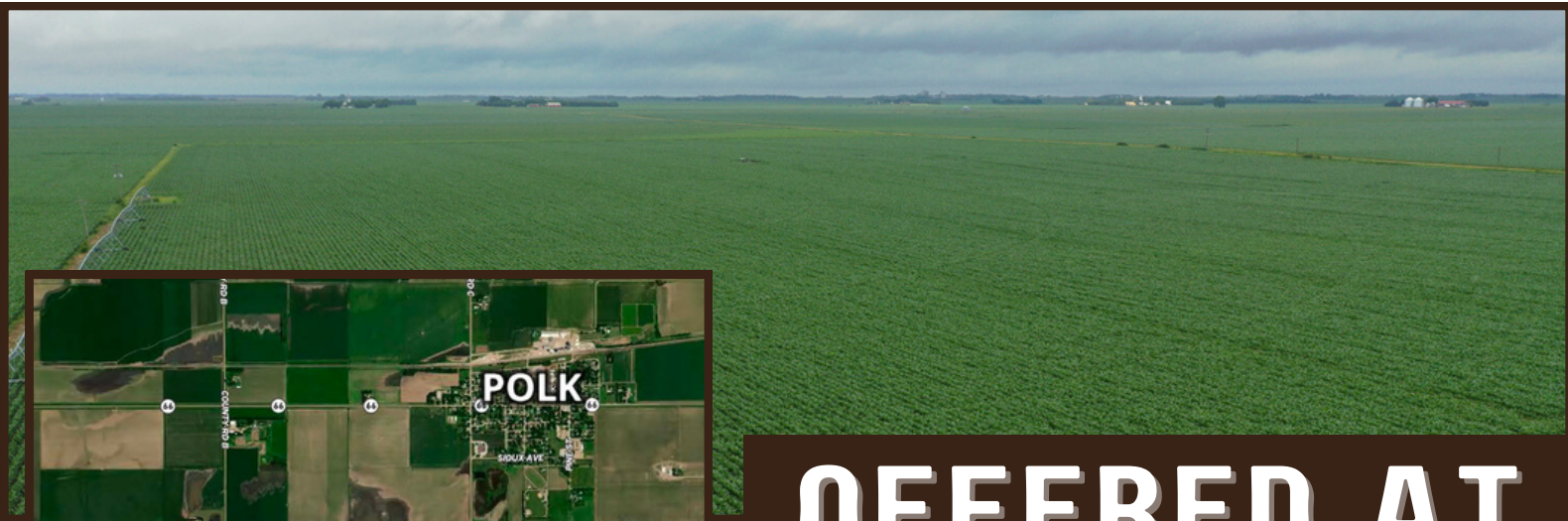
FOR SALE

86.45 +/- IRRIGATED ACRES + BUILDING

— YORK COUNTY, NEBRASKA —



IF YOU ARE LOOKING TO EXPAND YOUR OPERATION INTO A HIGHLY PRODUCTIVE AREA CLOSE TO MULTIPLE ELEVATORS AND ETHANOL PLANTS, THIS IS THE PROPERTY FOR YOU. THE PROPERTY IS SET UP TO WATER A MAJORITY OF THE FARM WITH THE PIVOT, BUT ALSO HAS UNDERGROUND PIPE BURIED TO THE 2 CORNERS TO GRAVITY WATER THEM. COME TAKE A LOOK AT THIS NICE PROPERTY.



OFFERED AT

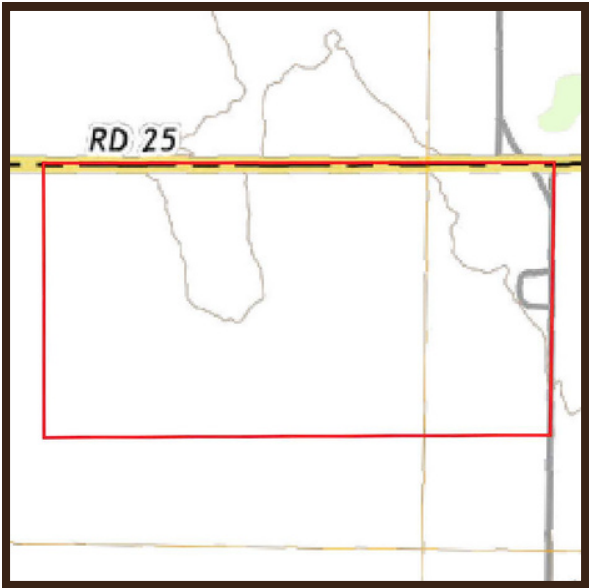
\$1,037,400

PROPERTY DIRECTIONS

TAKE HIGHWAY 66 WEST OUT OF POLK FOR 1 MILE TO COUNTY ROAD B. TURN AND GO SOUTH 2 MILES TO COUNTY ROAD 121. THE PROPERTY IS LOCATED TO THE SOUTHWEST OF THIS INTERSECTION.



KRAIG URKOSKI
FARM & RANCH SPECIALIST
CLARKS, NEBRASKA
KRAIG.URKOSKI@AGWESTLAND.COM
(308) 548-8431



TOTAL ACRES (PER ASSESSOR) - 86.45 +/-

- IRRIGATED ACRES - 82.30 +/-
- OTHER ACRES - 3.23 +/-
- BUILDING SITE - 0.92 +/-

LEGAL DESCRIPTION

**NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 12, RANGE 4 WEST, YORK COUNTY, NEBRASKA**

PROPERTY TAXES

\$3,727.84

IRRIGATION INFORMATION

WELL G-004026

- DRILLED 4/11/57, 700 GPM, 77' STATIC LEVEL, 95' PUMPING LEVEL, 155' WELL DEPTH, 25 HP ELECTRIC MOTOR

LOCATED IN UPPER BIG BLUE NRD

2005 ZIMMATIC 7 TOWER PIVOT

FSA INFORMATION

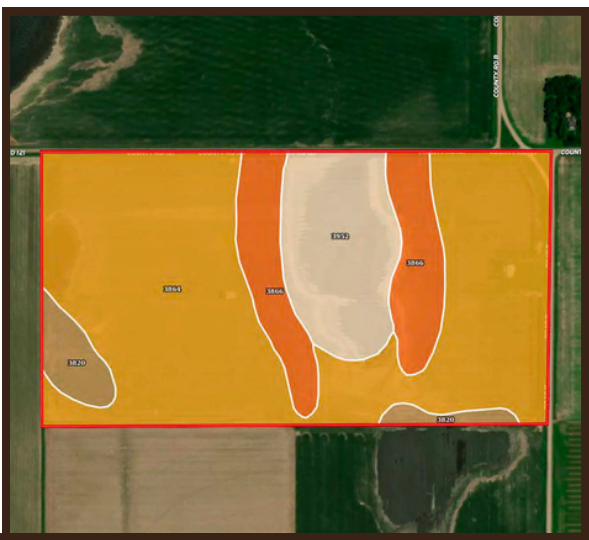
TOTAL CROPLAND ACRES - 83.99
WHEAT - 4.3 BASE ACES - 37 PLC YIELD
CORN - 63.1 BASE ACRES - 151 PLC YIELD
GRAIN SORGHUM - 1.8 BASE ACRES - 84 PLC YIELD
SOYBEANS - 3.7 BASE ACRES - 51 PLC YIELD
TOTAL BASE ACRES - 72.9

STORAGE/BARN

BEHLEN CURVET MACHINE SHED

- ROUGHLY 40' X 60'

***ALL MINERAL RIGHTS OWNED BY SELLER, IF ANY, CONVEY TO BUYER.**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	56.4	65.29	0	69	1
3952	Filmore silt loam, frequently ponded	13.13	15.2	0	45	3w
3699	Hastings silt loam, 1 to 3 percent slopes	12.5	14.47	0	68	2e
3820	Butler silt loam, 0 to 1 percent slopes	4.36	5.05	0	70	2w
TOTALS		86.39(7)	100%	-	65.28	1.5



The information contained herein is as obtained by AgWest Land Brokers LLC-Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.