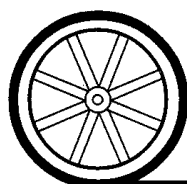


Birdwood Table Farm Real Estate Auction

1 PM, Thursday, November 18, 2010
Holiday Inn Express—North Platte, Nebraska



AGRI AFFILIATES, INC.

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

P.O. Box 1166
North Platte, NE 69103-1166
(308) 534-9240

www.agriaffiliates.com

Birdwood Table Farm

... is a combination of pivot irrigated cropland and Sandhills rangeland, with excellent county gravel road on the west boundary, 12 miles north of both Hershey & Sutherland, Nebraska - just north of I-80. Irrigation wells and equipment installed new in 2005, with two 135 acre pivots.

Parcel A: W1/2 and part W1/2E1/2 (surveyed around pivot fence) Section 1-T15N-R33W, reserving a 33 ft access easement along the south boundary for the benefit of Parcel B; estimated 325 taxed acres, estimated 2009 taxes \$4,535: with 275.3 NRD certified irrigated acres, balance in range corners. Wells G-129929 & G-129930 drilled September 2004: depth 300ft, pumping level 155-160ft, set at 900 gpm; 2 Reinke Electrogator II, 4,621 and 4,936 hours, drops/sprays; 2 Isuzu 6BG1T-A, 4,686 and 4,954 hours; 2 Lima generators; 2 fuel tanks each 2,000 gallon. The livestock submersible well on the center west boundary is reserved for the benefit of Parcel B, including an easement for the pipeline.

Minimum Bid: \$675,000 (\$2,500 per irrigated acre)

Parcel B: Part E1/2 and part E1/2W1/2 (surveyed around pivot fence) in Section 1-T15N-R33W together with a 33 ft access easement across Parcel A as described above; estimated 315 taxed acres, estimated 2009 taxes \$1,430. Sandhills range.

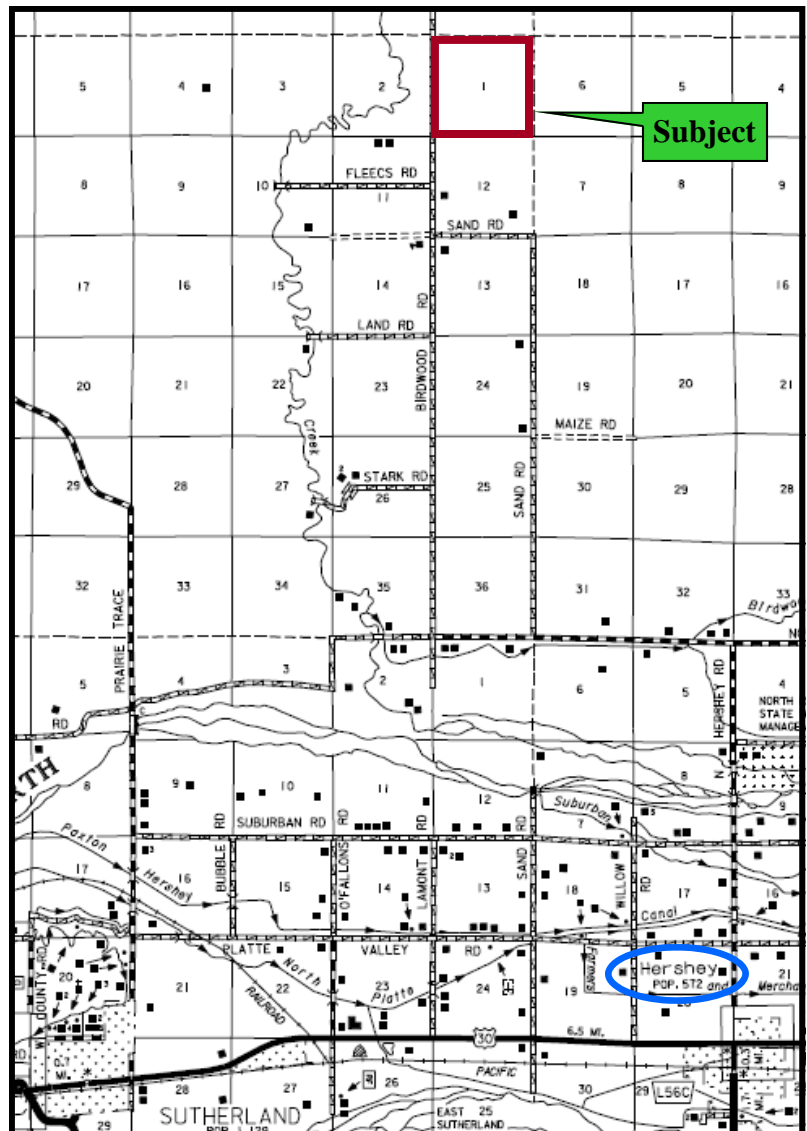
The livestock submersible well on the west center boundary of Parcel A is reserved for the use of Parcel B, with an easement along the pipeline for delivery of water and maintenance of the pipeline. Livestock water is reserved from this well for grazing of Parcel A cornstalks for growing seasons 2011, 2012, 2013 for the benefit of Parcel A - with appropriate payment negotiated between the Purchasers of the parcels.

Minimum Bid: \$105,000
(\$333 per range acre)

Total Unit : 640 Acres -

Parcels A & B above

Minimum Bid: \$780,000



Procedures

Birdwood Table Farm will be offered as two individual Parcels and as a total Unit. Multiple rounds of bidding may occur, with direct competition between the parcels and the total unit. Purchase Agreements and Title Insurance Commitment are available for your review from Agri Affiliates prior to the auction.

Terms & Conditions

Terms - Cash sale requires 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before December 2, 2010. **The Purchase Agreement will not be contingent on financing. If Purchaser fails to Close on the Closing date due to financing, Seller may declare Purchase Contract void, Purchaser's earnest deposit forfeited to Seller; or at the Seller's Option, Buyer shall pay interest at the rate of 12% from the date of scheduled Closing until the actual Closing.** Seller to convey title by Warranty Deed; Title Insurance evidencing merchantable title. Cost of the Title Insurance and the Closing Protection Letter by the Title Company shared 50/50 by Seller/Purchaser. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of the water rights, water availability, irrigation equipment or other components.

Possession - At Closing subject to crop lease through December 31, 2010 and stalk grazing through February 28, 2011. Seller shall have the first option to lease any cornstalk grazing for the next 3 crop years.

Taxes - 2010 real estate taxes paid by Seller; 2011 paid by Purchaser.

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

Acreages - Reported acreages were obtained from Lincoln County USDA-FSA office, and County Assessor. If parcels sell separately, a survey will be completed for legal descriptions only, along the east pivot fence. Cost of survey shared 50/50 by Seller/Purchaser. Property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions subject to existing fence/field boundaries.

USDA-FSA - This property does not include any FSA Base Acres.

NRD - The Farm is in the Twin Platte Natural Resource District; and is subject to any regulations of that district.

Seller : Daniel Kelly

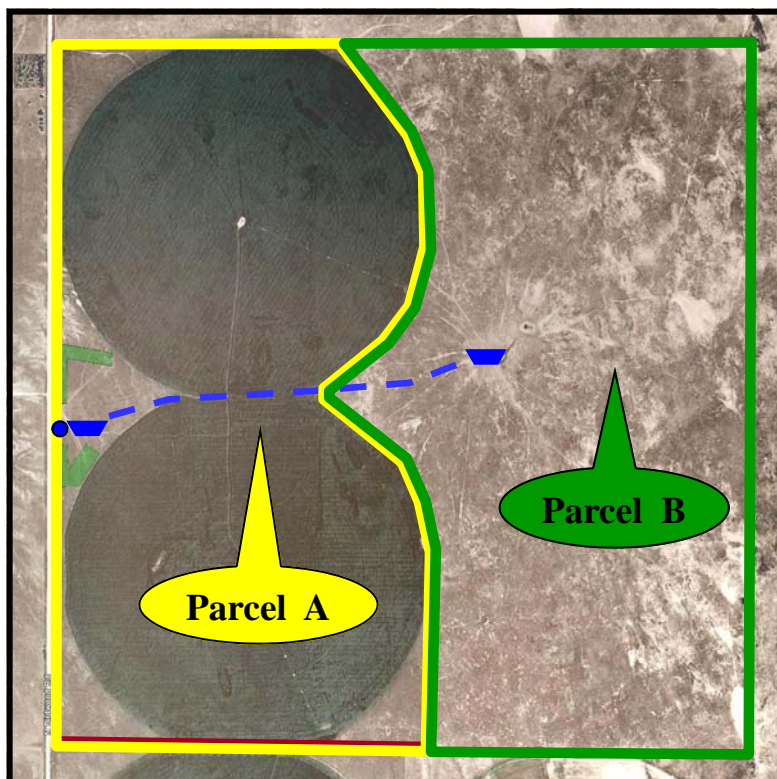
Bruce Dodson, Listing Agent
308/539-4455

Mike Polk, Loren Johnson,
Jerry Weaver, Duane McClain,
John Childears, Broker
Tony Eggleston, Appraiser

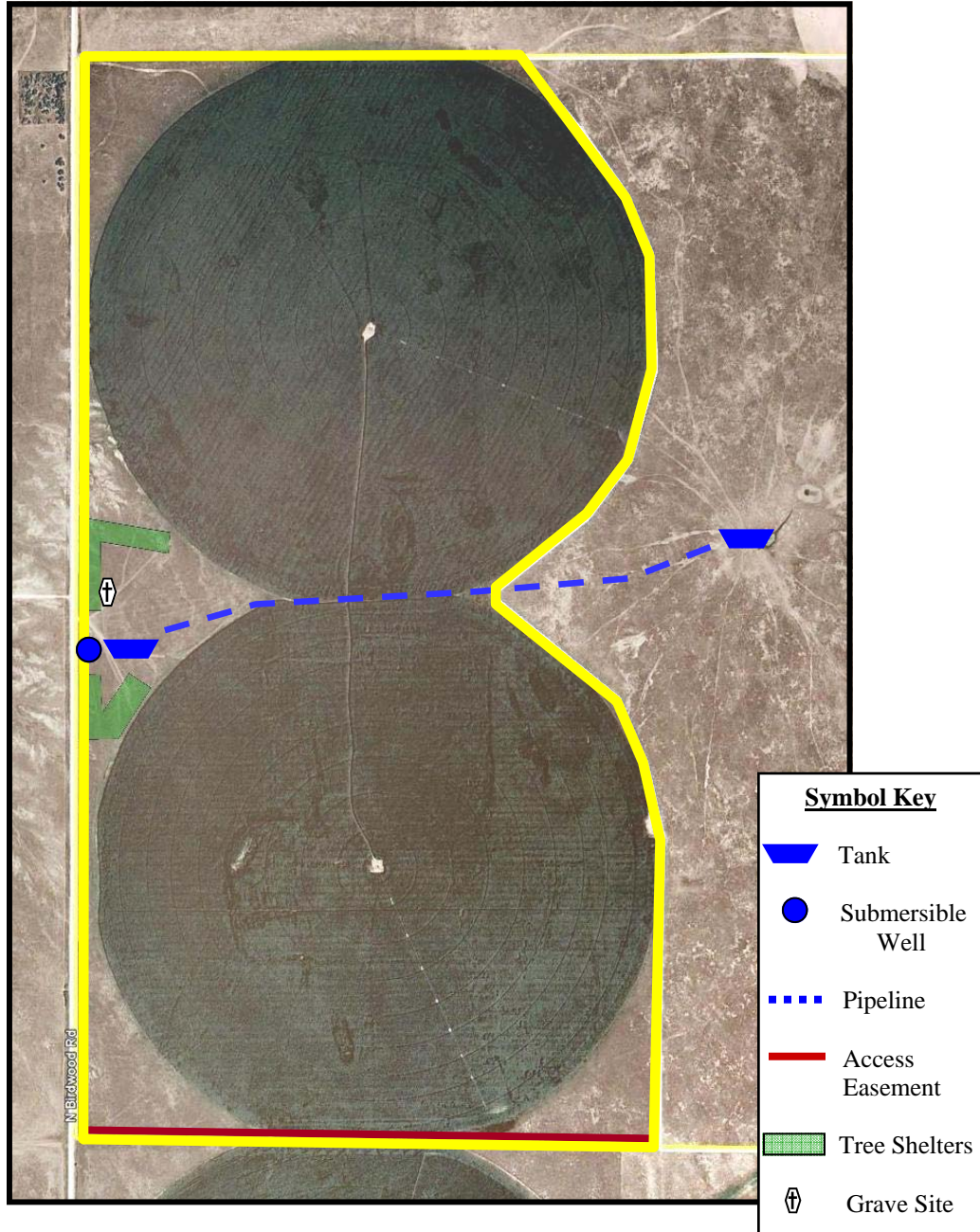
North Platte, Nebraska
308 / 534 - 9240

Kearney Office 308/234-4969
Gering Office 308/633-5505

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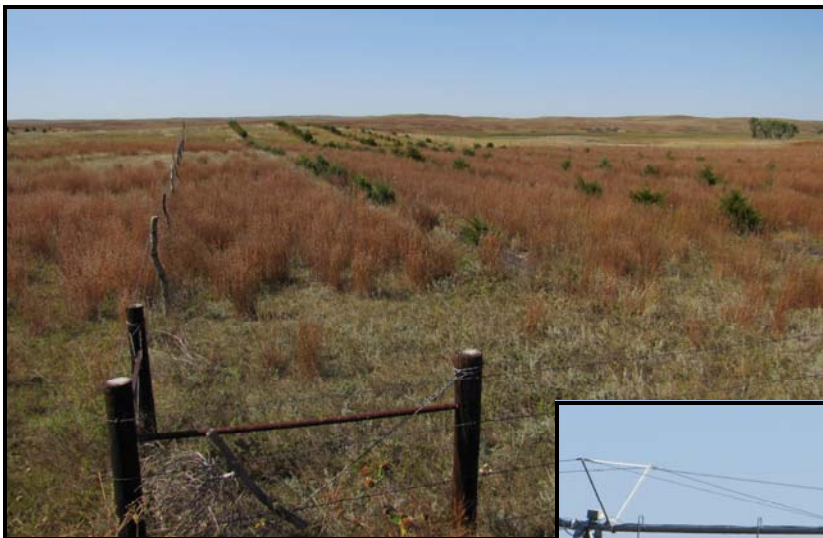
Parcel A



Parcel A

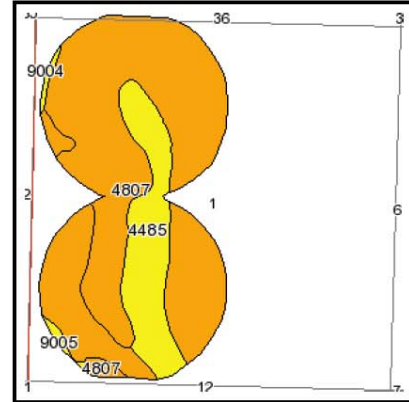
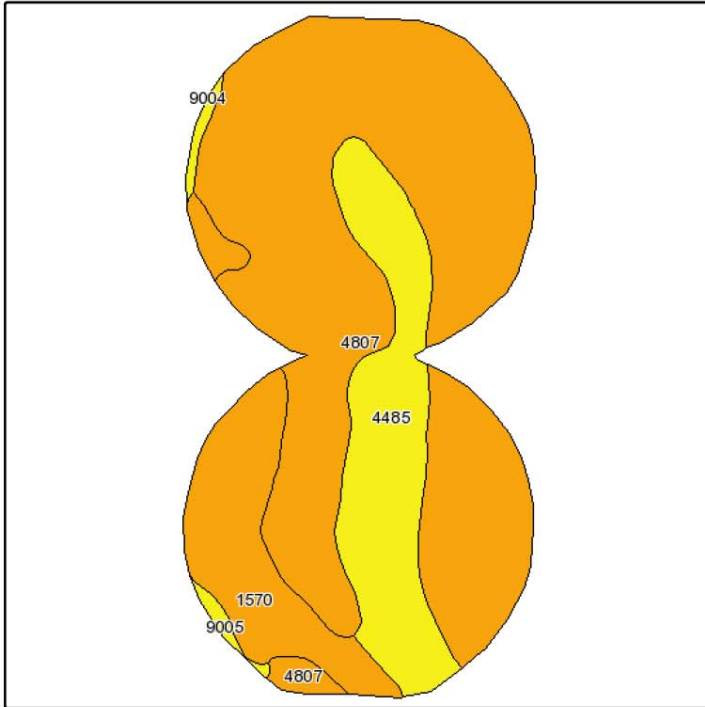
Parcel A: W1/2 and part W1/2E1/2 (surveyed around pivot fence) Section 1-T15N-R33W reserving a 33 ft access easement along the south boundary for the benefit of Parcel B; estimated 325 taxed acres, estimated 2009 taxes \$4,535: 275.3 NRD certified irrigated acres, balance in range corners. Irrigation wells and equipment were installed new in 2005. The livestock submersible well on the west center boundary of Parcel A is reserved for the use of Parcel B, with an easement along the pipeline for delivery of water and maintenance of the pipeline. Livestock water is reserved from this well for grazing of Parcel A cornstalks for growing seasons 2011, 2012, 2013 for the benefit of Parcel A - with appropriate payment negotiated between the Purchasers of the parcels.

Note: Historic Fact—there is a single gravesite on the west side of Parcel A that is marked and fenced out. **Minimum Bid: \$675,000** (\$2,500 per irrigated acre)



Parcel A

Soils Map



State: **Nebraska**
 County: **Lincoln**
 Location: **001-015N-033W**
 Township: **Hershey**
 Acres: **269.5**
 Date: **10/2/2010**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Winter wheat
4807	Valentine fine sand, rolling	175.7	65.2%		Vle		16		3	85				
4485	Dunday loamy fine sand, 0 to 3 percent slopes	52.1	19.3%		IVe	IIle	30	2	4.5	110	46	30	90	27
1570	Dix complex, 6 to 30 percent slopes	38.5	14.3%		Vis		15							
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	1.6	0.6%		IIle	IIle	49	1.5	4.5	110	46	30	90	32
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	1.6	0.6%		IVe	IVe	45							
Weighted Average							18.9	0.4	2.9	77.3	9.2	6	17.9	5.4



Parcel A

AGRI AFFILIATES, INC. IRRIGATION INFORMATION

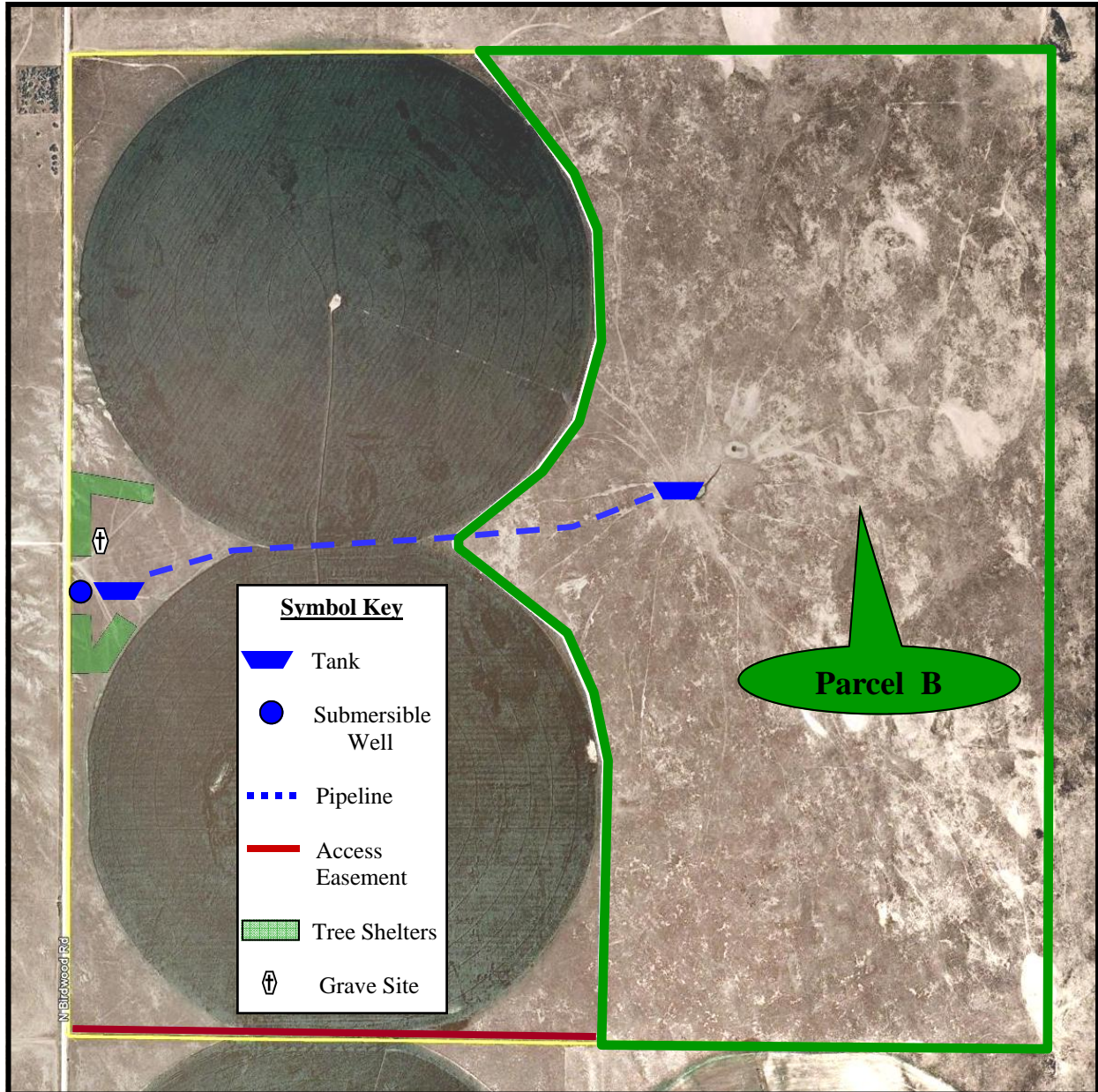
Farm Name: Dan Kelly, North Pivot **Date:** 10/1/2010
Well #: North **Field #:** North Pivot
Chem. Valve: Yes
Power Unit: Isusu Model 6BG1T-A, 4,954hrs **Serial #:** 327286 **HP:** _____
Generator: Lima **Serial #:** LM 401564-1104 **KW:** 12
Pump: Sargent 10/11/04 **Serial #:** GR04A30X **inch:** _____
Gear: Randolph 1:1 **Serial #:** R0306147 **HP:** 100
Pivot: Reinke Electrogator II, 4,936hrs **Serial #:** 1204-33065 **Model#:** 2065
Chem. Valve: Yes
Spray Package: Drops w/sprays
Fuel Tank: 2,000 gallon **Fertilizer Tank:** None
Motor Cover: Yes **Injector Pump:** None
Elec/Power Service: Not at this time **Meter #:** _____
Field Status: 2010 Corn
Notes: TPNRD Certified Irrigated Acres: 137.663

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address Owner ID
G-129930 WellID: 162137 A Other Info Logs View as PDF	I A	Lincoln Twin Platte 15N 33W 1 NENW Map It 41° 18' 17.40" 101° 3' 16.10"	9/3/2004 9/22/2004	137.663 900 gpm 98 ft 155 ft	8.63 in 200 ft 300 ft	Daniel J Kelly OwnerID: 81437 30721 West North River Road Sutherland ,NE 69165

Farm Name: Dan Kelly, South Pivot **Date:** 10/1/2010
Well #: South **Field #:** South Pivot
Chem. Valve: Yes
Power Unit: Isusu Model 6BG1T-A, 4,686hrs **Serial #:** 327421 **HP:** _____
Generator: Lima **Serial #:** LM 399755-1104 **KW:** 12
Pump: Sargent 10/11/04 **Serial #:** GR04A303 **inch:** _____
Gear: Randolph 1:1 **Serial #:** R0310030 **HP:** 100
Pivot: Reinke Electrogator II, 4,621hrs **Serial #:** 1204-33118 **Model#:** 2065
Chem. Valve: Yes
Spray Package: Drops w/sprays
Fuel Tank: 2,000 gallon **Fertilizer Tank:** None
Motor Cover: Yes **Injector Pump:** None
Elec/Power Service: Not at this time **Meter #:** _____
Field Status: 2010 Corn
Notes: TPNRD Certified Irrigated Acres: 137.65

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address Owner ID
G-129929 WellID: 162135 A Other Info Logs View as PDF	I A	Lincoln Twin Platte 15N 33W 1 NESW 1352 S 1572 W Map It 41° 17' 51.50" 101° 3' 15.90"	9/8/2004 9/22/2004	137.65 900 gpm 87 ft 160 ft	8.63 in 200 ft 300 ft	Daniel J Kelly OwnerID: 81437 30721 West North River Road Sutherland ,NE 69165

Parcel B



Parcel B: Part E1/2 and part E1/2W1/2 (surveyed around pivot fence) in Section 1-T15N-R33W together with a 33 ft access easement; estimated 315 taxed acres, estimated 2009 taxes \$1,430. Sandhills rangeland. The livestock submersible well on the west center boundary of Parcel A is reserved for the use of Parcel B, with an easement along the pipeline for delivery of water and maintenance of the pipeline. Livestock water is reserved from this well for grazing of Parcel A cornstalks for growing seasons 2011, 2012, 2013 for the benefit of Parcel A - with appropriate payment negotiated between the Purchasers of the parcels.

Minimum Bid: \$105,000 (\$333 per range acre)



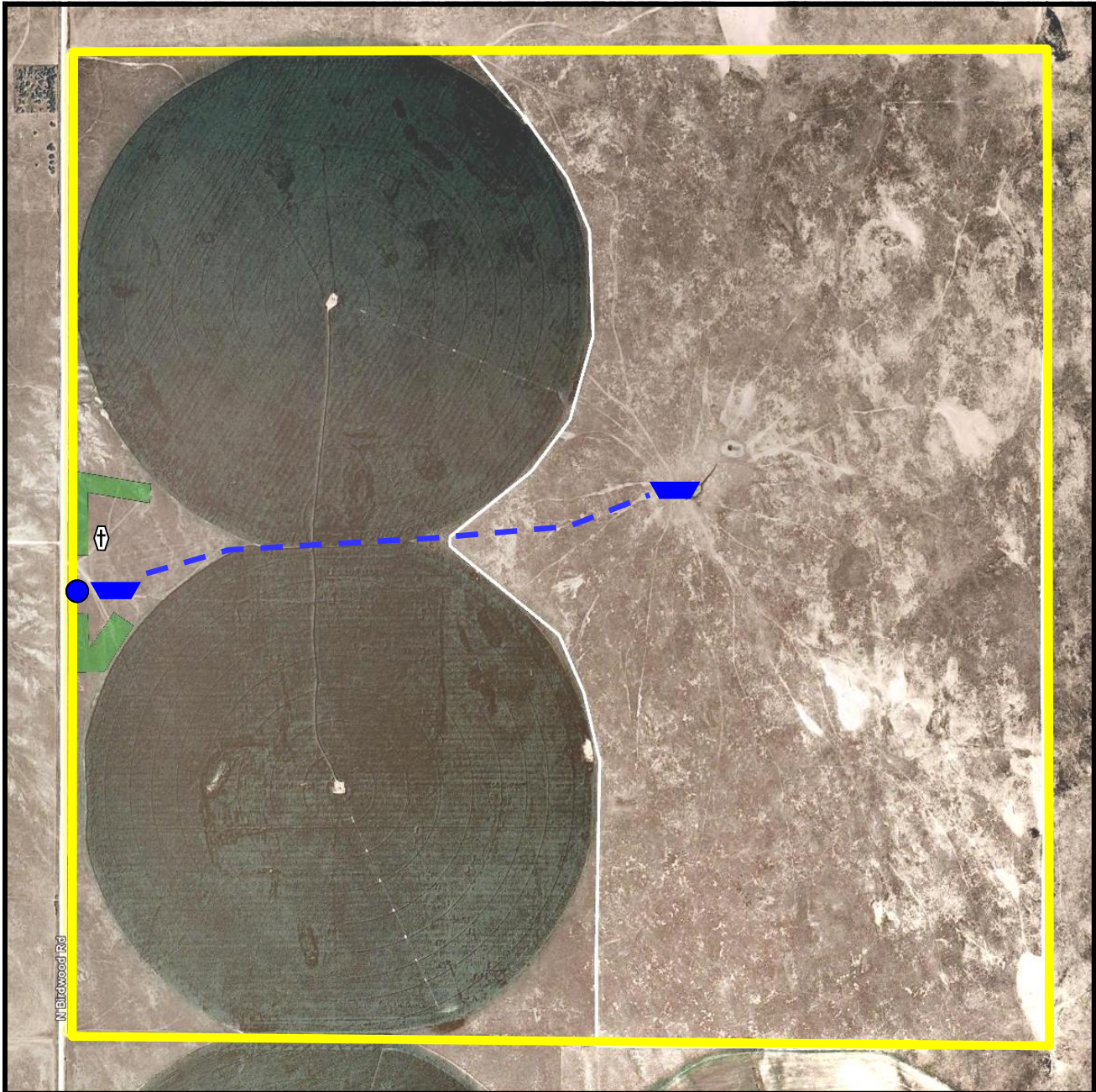
Parcel B

Well Registration for the submersible stock well:

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address Owner ID
G-130955 WellID: 163509 Other Info Logs View as PDF	S A	Lincoln Twin Platte 15N 33W 1 NWSW Map It 41° 18' 2.60" 101° 3' 34.60"	9/1/2004 11/19/2004	--- 25 gpm 55 ft 56 ft	1.25 in 101 ft 278 ft	Daniel J Kelly OwnerID: 81437 30721 West North River Road Sutherland ,NE 69165



Total Unit









Total Unit : Parcels A & B together

All Section 1-T15N-R33W ; 640 taxed acres, 2009 taxes \$5965: 275.3 NRD certified irrigated acres. Irrigation wells and equipment were installed new in 2005.

Note: Historic Fact—there is a single gravesite on the west side of Parcel A that is marked and fenced out.

Minimum Bid: \$780,000

Symbol Key

	Tank
	Submersible Well
	Pipeline
	Access Easement
	Tree Shelters
	Grave Site

Total Unit



Thank you for your interest in the
Birdwood Table Farm.

We appreciate your business.

Call Agri Affiliates
308-534-9240

