Location: From Henry, Nebraska the property is located 1 mile east and 4 miles north on Henry Road to S-E Road, 1 mile east to S-4 Road, and 1/4 mile south on east side.

Legal Description: SW1/4, S1/2NW1/4 Section 13-T24N-R58W of the 6th P.M., Sioux County, Nebraska.

Acres: 240 tax assessed acres

Taxes: 2011 taxes payable in 2012 - $3,063.70

Land Use: Approximately 195 pivot irrigated acres with the balance in grass.

FSA Info: 236.2 cropland acres. Corn base is 166.5 acres at 82 bushels direct yield.

Water: There are 95.5 acres of surface water rights with Pathfinder Irrigation District and 133.4 certified irrigated well acres. The north 80 acres has a 2000 7-tower Valley center pivot with a 30 HP turbine pump using Pathfinder surface water. The south 160 acres has a Valley 8-tower center pivot with a 75 HP Sargent Turbine Pump and Nebraska Well #G-144659 pumping 1,000 gpm.

Price: $680,000

Contact: Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, Roger Luehrs, Loren Johnson, Jerry Weaver, Dallas Dodson

Offered Exclusively By:

AGRI AFFILIATES, INC.

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Fax (308) 534-9244

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.
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<table>
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<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Non-Ir Class Legend</th>
<th>Non-Ir Class</th>
<th>Irr Class</th>
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Weighted Average