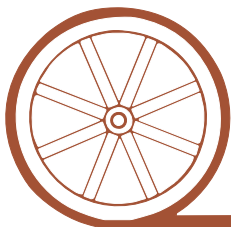


HISTORIC BOX L RANCH

SHERIDAN COUNTY, NEBRASKA



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P.O. Box 1166

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North Platte, NE 69103

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HISTORIC BOX L RANCH

Location: This ranch is located in the western Sandhills of Sheridan County, Nebraska. The ranch is approximately 38 miles northeast of Alliance, or 30 miles southwest of Rushville.

Land Use: 10,223 acres deeded, and 320 acres State Lease. The ranch is cross fenced into 22 pastures or meadows. The largest pasture being the “west pasture” with 1,352 acres.

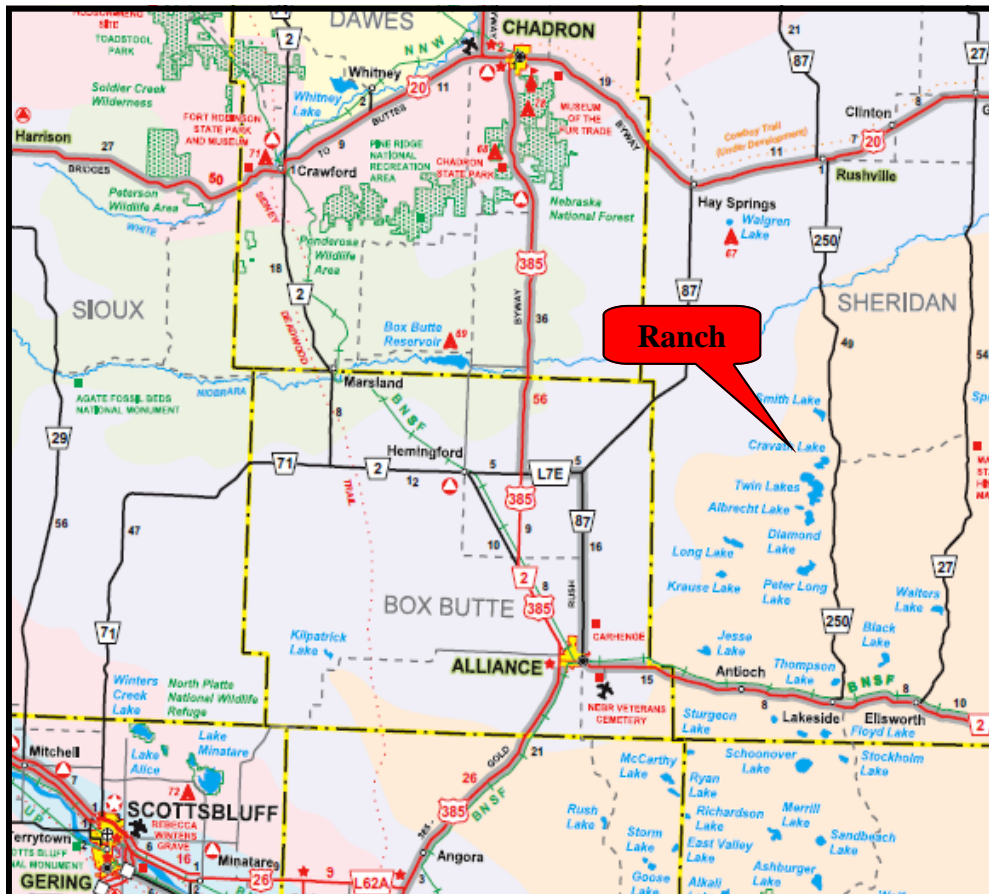
Land use allocation:

- 250 acres irrigated cropland
- 800 acres of wet and subirrigated, native grass hay meadows
- 400 acres of subirrigated land scattered amid the pastures
- 25 acres at tenant house
- 20 acres headquarter buildings, lots and working corrals
- 520 acres surface water in Twin Lakes
- 8,528 acres of high quality rangeland



Carrying

Capacity: Carrying capacity is estimated to be 650 Cow Units (heifer & bulls) on a year-round basis



Water: The ranch is very well watered throughout the rangeland with a combination of windmills and electric submersible pumps:

Headquarters: One well with electric submersible pump.

North Foreman House: Electric well with 3 tank sites on new 2” pipeline.

Rangeland: 19 windmills. 2 electric wells with potential to add pipeline if desired. Surface water of lakes and numerous wetland potholes. Typically stock wells will produce 8 to 10 GPM from 20 to 80’ pumping depths.

HISTORIC BOX L RANCH

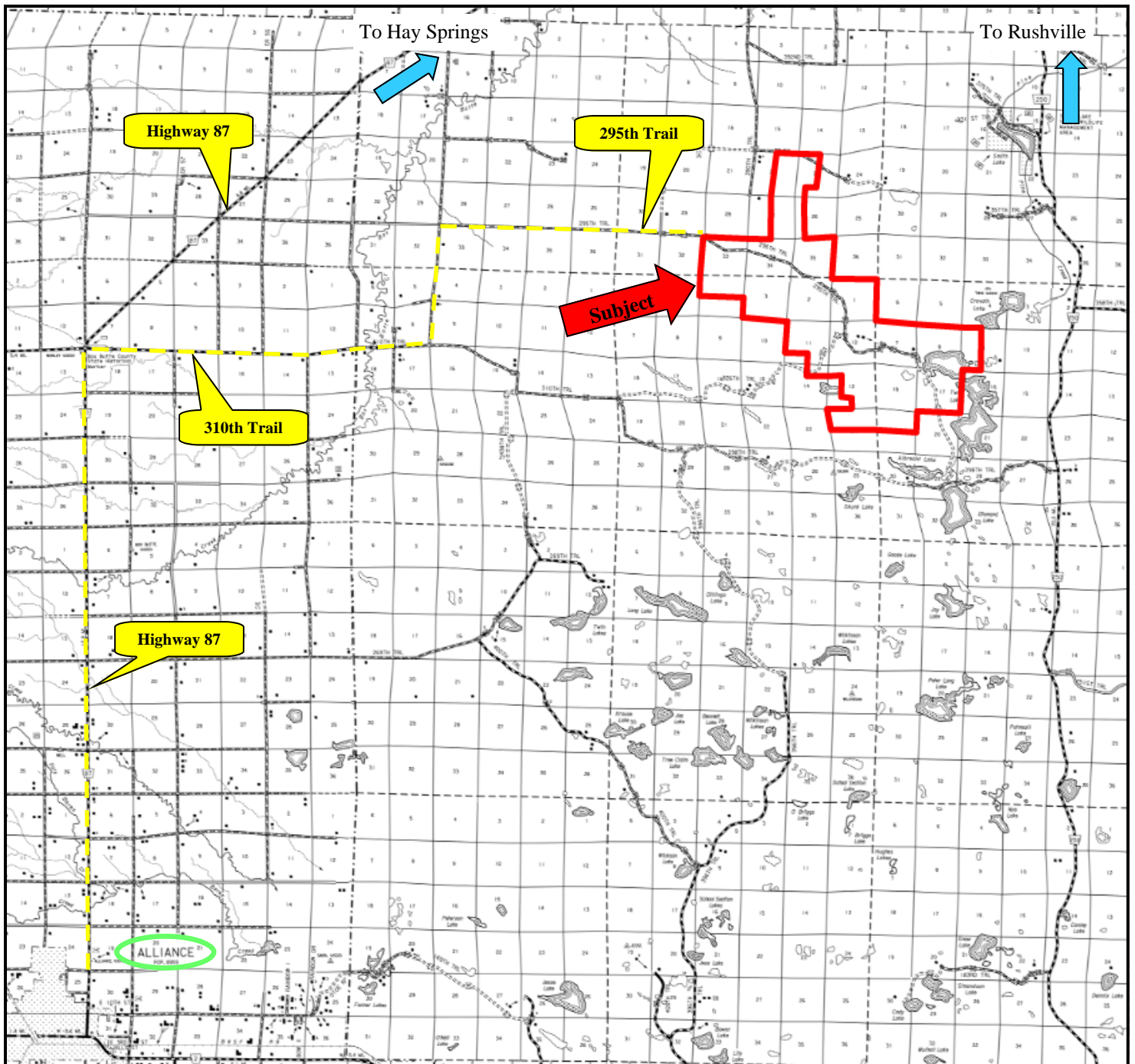
Taxed Acres: 10,233 acres + 320 acre state lease = 10,553 Total Acres

Taxes: 2011 taxes payable in 2012 are \$42,887.02

School Lease: W1/2 Section 35-T28-R45N, 320 acres.

Price: \$5,500,000

Contact: **Bruce Dodson-Listing Agent** (308) 539-4455 e-mail bruce@agriaffiliates.com
Mike Polk, Loren Johnson, Jerry Weaver, Roger Luehrs, Dallas Dodson



IRRIGATION EQUIPMENT: Zimmatic low pressure sprinkler system. 150 hp John Deere diesel motor and fuel storage tank. All equipment including pivot system, power unit, gearhead, and pump was purchased new in 2002. Well casing was checked and the well test pumped at 1500 GPM.

IRRIGATION WELL DATA:

Data from Nebraska Department of Natural Resources.

| | |
|------------------|----------|
| Registration #: | G059835 |
| Acres: | 250 |
| GPM: | 1470 |
| Static Level: | 70 ft |
| Pumping Level: | 210 ft |
| Column Diameter: | 10" |
| Well Depth: | 380 ft |
| Completion Date: | 3/7/1978 |

SOILS ON IRRIGATED LAND:

| | |
|------------|---|
| 168 Acres: | DuB (Dailey Loamy Fine Sand) 0 to 3% slope. |
| 82 Acres: | VA (Valentine Fine Sand) 3 to 9% slope. |

FSA Information:

| | |
|------------------|-------|
| Corn Base Acres: | 173.6 |
| Payment Yield: | 88 bu |
| Cropland Acres: | 254.0 |



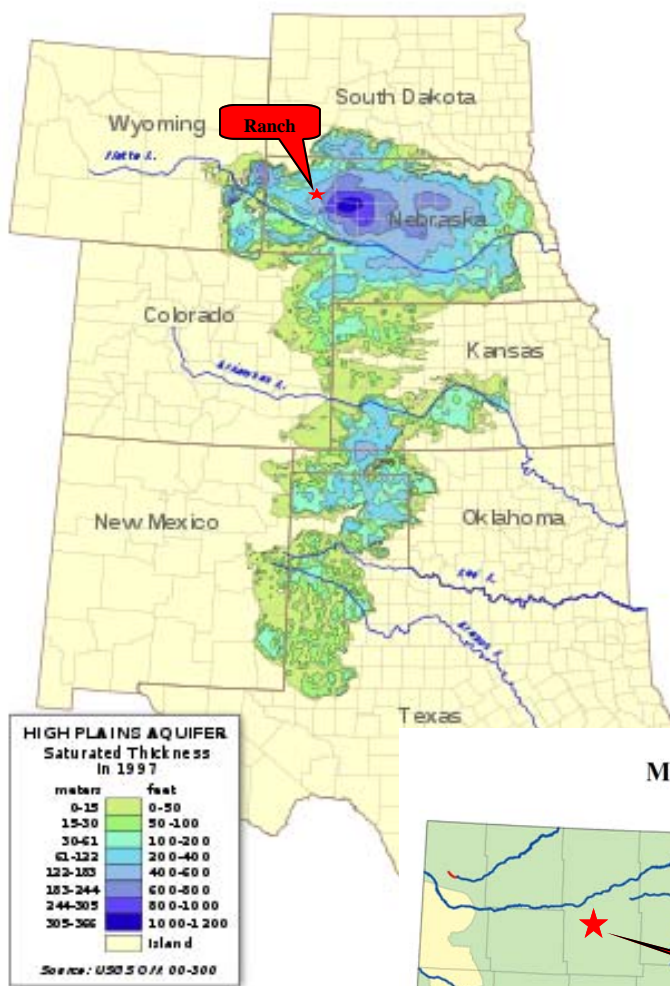
WATER AVAILABILITY IN THE NEBRASKA SANDHILLS

The historic Nebraska Sandhills occupy 19 million acres in west central Nebraska. Stretching from Alliance on the west to Neligh on the east, the Sandhills are primarily south of the Niobrara River and north of the Platte River. Formed in very recent geologic time, these sand dunes are held in place by warm season grasses. Although there are differences in rainfall, growing season and terrain, the entire Sandhills area enjoys an abundance of underground water.

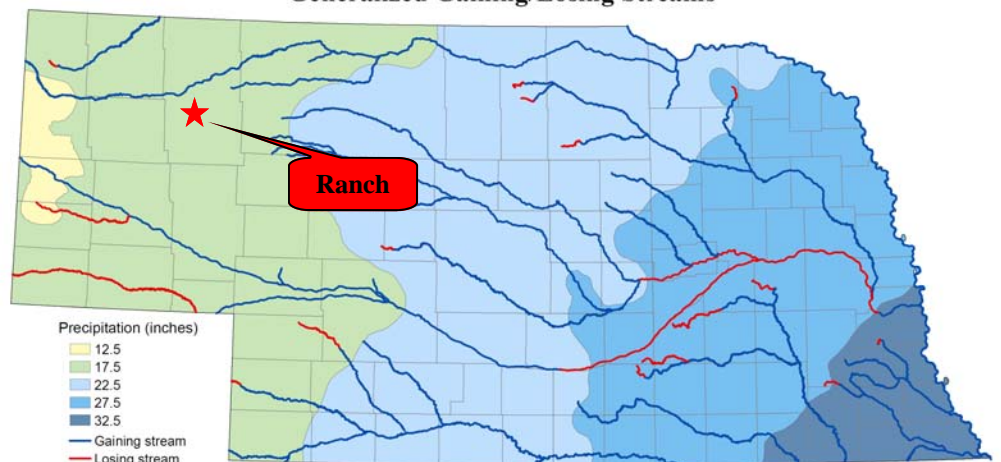
Research wells at Hyannis, Nebraska, indicate over 1,400 feet of sand saturated with 1,400 feet of water. Surface water varies in different communities of the Sandhills with an abundance of small lakes throughout the western, northern & eastern portions. Most ranches in those areas enjoy an abundance of sub-irrigated meadows and therefore native hay production for year-round balance of the ranch.

Annual precipitation varies from 16 inches at Alliance to more than 23 inches in eastern portions of the Sandhills. A unique feature is that every drop of precipitation is absorbed by the sand (sponge), with virtually no run-off. The Sandhills do include a number of smaller streams/ rivers. Water in these streams is nearly 100% from springs with essentially no variation throughout the year.

The Sandhills of Nebraska provide an excellent environment for production of beef cattle. Depending on the extent of wet meadows, required acreage per cow varies from 13 to 22 acres per year. Many ranches operate on a cake and range basis.



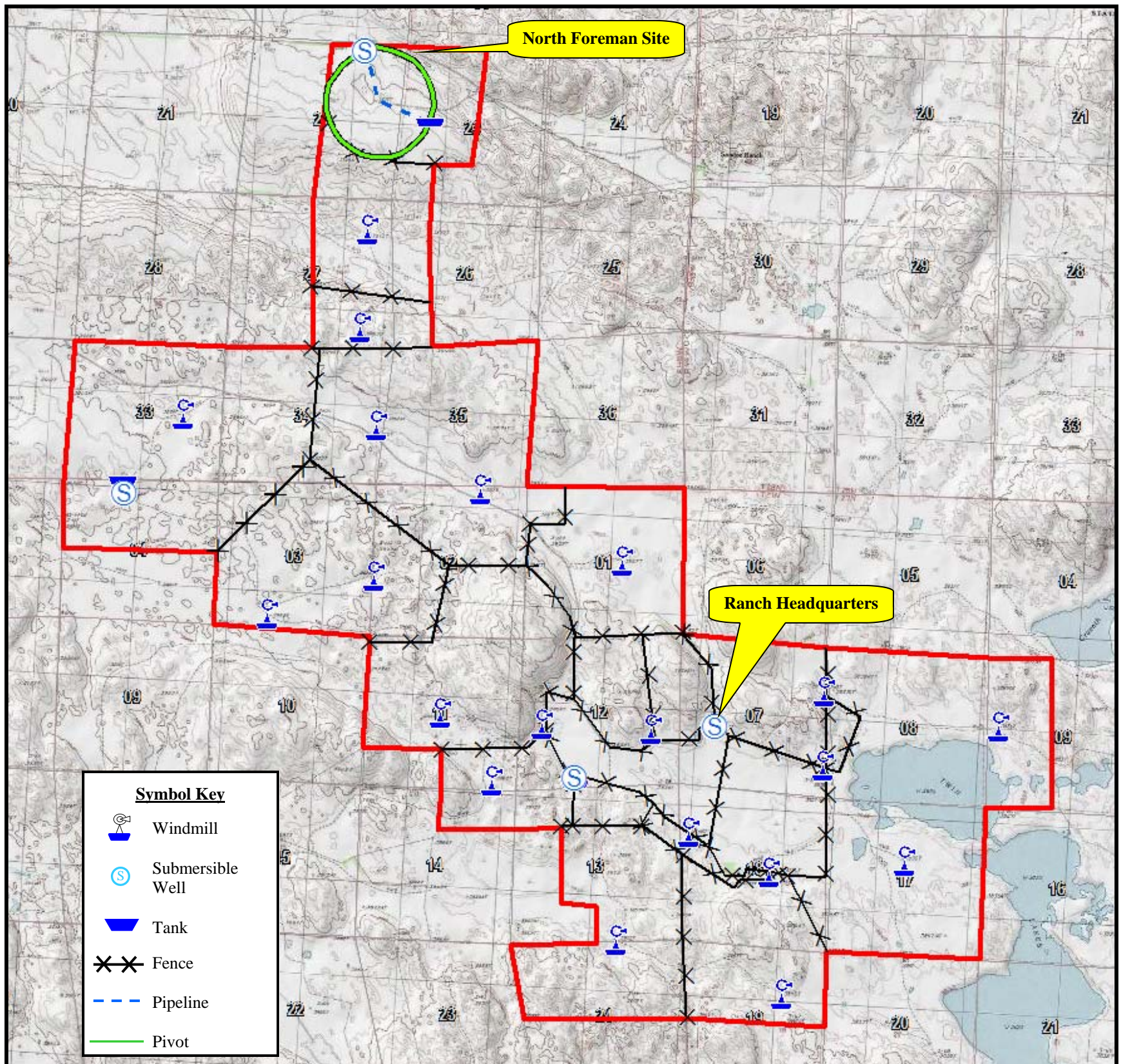
Mean Annual Precipitation, 1971 - 2000 and Generalized Gaining/Losing Streams



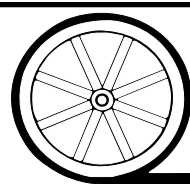
Seasonal changes and human influences can result in variations of gaining and losing streams shown here. Sources: Gaining/Losing Streams, Conservation and Survey Division, School of Natural Resources, UNL (snr.unl.edu/csd). Precipitation, PRISM Group, Oregon State University (www.prismclimate.org).

HISTORIC BOX L RANCH

Sheridan County, Nebraska



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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Livestock water is provided by numerous windmills and submersible pumps. Most all of the stock tanks were new in the last 6 years.

This ranch consists of very productive range sites with many areas sub-irrigated due to a shallow water table.



The ranch is cross fenced to accommodate rotational grazing with each pasture containing multiple water sources



Sub-irrigated hay meadows are conveniently located near the headquarters. The meadows offer aftermath grazing in the fall and winter.

The east end of the ranch includes part of the Twin Lakes.



The range of ecosystems on the ranch accommodate abundant wildlife.

Wildlife include waterfowl, upland game birds, deer, and antelope.



HISTORIC BOX L RANCH

South Headquarters Site

- Residence: Completely remodeled frame, 1 ½ story home with stucco exterior. 2,352 sq ft of living area. 3 bedrooms, 1 ¾ baths, open floor plan with sky lighting. Central air and heat. All appliances stay with home.
- Barn: 24' x 50' with attached cattle shed.
- Steel Building: 80' x 40' building converted to horse barn with box stalls and indoor exercise area.
- Garage & Shop: 24' x 60'
- Working corrals with wood windbreak.
- Steel crowding alley with hydraulic chute with scale, covered with steel canopy.
- Numerous small outbuildings.



HISTORIC BOX L RANCH

North Foreman Site

- House: 2000 model Heritage manufactured home. 1,576 sq ft plus full unfinished basement. 3 bedrooms, 2 bath. Central air and heat. All appliances stay with home.
- Steel Building: 39' x 60'. New in 1984 with full concrete floor & electricity.
- Steel Bin: 4,000 bu with dryer floor.
- Bulk Bins: 2 with electric discharge augers.
- Fence line Concrete Feedbunks and Pens: Estimated @ 400 head calf capacity.



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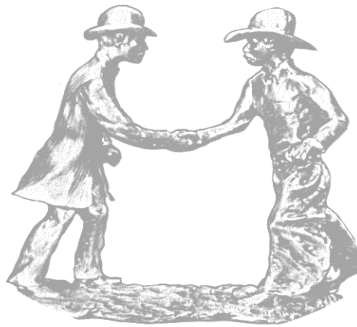
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The Contract

When two people meet an agreement made,
the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand,
on their word of honor they take their stand.

These days there are contracts all written out,
so there is nothing to dispute about.
But if a person won't stand on their word understood,
A piece of paper won't make it good.

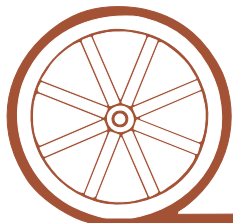
Shalah



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