

LAND FOR SALE

RYAN TRUST FARM (Dry cropland with pasture)

PARCEL #1

LOCATION: 6 miles east and 3 miles north of SH 10, or 9 miles south of Loup City on State Highway 10 (located on the corner of State Highway 10 and 781 Road)

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LEGAL

DESCRIPTION: NE1/4 Section 36-T14N-R15W of the 6th P.M., Sherman County, Nebraska.

PROPERTY

DESCRIPTION: Sherman County Assessor indicates a total of 158.0 acres. Farm consists of good quality dry cropland with pasture.

FSA

INFORMATION: Total Cropland 59.73 acres
Government Base acres: Corn 60.5 acres with direct yield of 53 bu/acre and counter cyclical yield of 77 bu/acre. (approximately 6 acres, which was once cropland is now utilized as pasture)

LIVESTOCK

WATER: Provided by a well equipped with an electric submersible.

SOILS: Cropland soils consist of Class II Holdrege and Hall silt loams, with slope of 0-3%. Pasture soils consist primarily of Coly and Uly silt loams, with slopes of 6-30%.

RE TAXES: 2008 Real Estate Tax - \$1,495.50

LIST PRICE: \$170,000.00 Cash

COMMENTS: This is a well maintained very productive farm with excellent location and access. (Property sells subject to a farm lease which terminates February 1, 2010)

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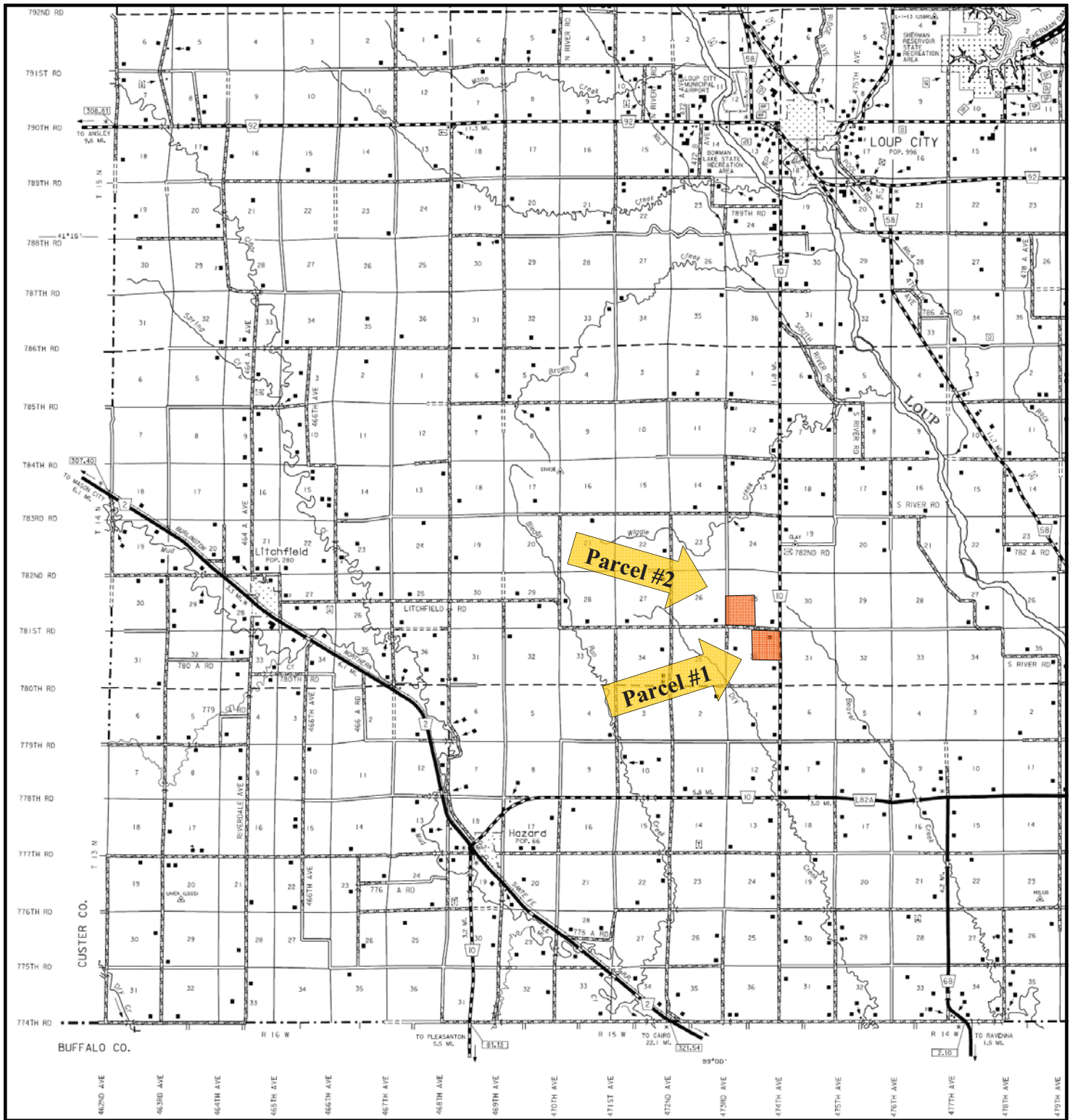
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**RYAN TRUST FARM
PARCEL #1**

**AERIAL PHOTO
&
VIEW OF PASTURE**





RYAN TRUST FARM LOCATION MAP



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