

Will Barry Farm

ABSOLUTE

Real Estate Auction

5 Parcels - Dryland Cropland - Border of Lincoln/Keith Counties

1 PM Thursday February 23, 2012 - Quality Inn in North Platte, Nebraska

Excellent soils, terrain, access; 3-Phase electricity, potential to develop.

Procedures

Barry Farm sells at **ABSOLUTE AUCTION**, including 5 quarters of non-irrigated cropland, and 2 combinations. *The Farm has potential to develop to pivot irrigation - if You have NRD Certified Acres to use.* This is a Cash Sale, with no contingencies. The Purchase Agreement, Title Insurance Commitment, and supplemental information is available from Agri Affiliates prior to the auction.

Terms & Conditions

Terms - This Cash Sale requires a 15% earnest deposit with signing of the Purchase Agreement immediately following the auction. Balance of the Purchase Price is payable in certified funds at Closing on or before March 8, 2012. Seller will convey title by Warranty Deed, with Title Insurance evidencing merchantable title. Cost of the Title Insurance and Closing Protection Letter by the Title Company to be shared 50/50 by Seller/Purchaser. The 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 adequacy of irrigation potential, soils & terrain, or building improvements.

Possession - Property sells subject to share crop lease on 2012 wheat, Buyer receiving the landowner's 1/3 share. Buyer receives possession of all fields of stubble or stalks.

Taxes - 2011 real estate taxes paid by Seller; all 2012 by Purchaser.

Minerals - All owned oil, gas, mineral rights pass to the Purchaser.

Acres - Reported acres were obtained from County Assessors, and USDA-FSA. The property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence and field boundaries.

USDA-FSA - Property sells with all FSA Bases Acres, subject to final approval by County FSA Committee. Yields : corn 41 bu; wheat 37 bu.

NRD - Will Barry Farm is located in the Twin Platte Natural Resources District, and subject to all rules and regulations.

Seller : Heirs of Will Barry

Listing Agent : Bruce Dodson 308/539-4455

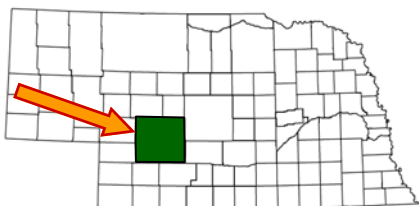
Mike Polk - Jerry Weaver - Loren Johnson
Appraiser Tony Eggleston
Broker John Childears - North Platte, NE

308/534-9240

www.agriaffiliates.com

Brochure information has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents of Broker are acting as Agent of the Seller.

Kearney Office
308/234-4969
Bart Woodward



Barry Farm includes Non-Irrigated Cropland, some Irrigation Potential
The property is located at the juncture of Lincoln & Keith Counties, in southwest Nebraska, bordered by county roads 6 to 8 miles south of I-80.

Parcel 1 - 160 acres, SE1/4 Sec 35-T13N-R34W, Lincoln County. Taxes \$1,893. 157 acres cropland, 3 road-other. 8 south, 1 west from Sutherland I-80 interchange. Undulating terrain; Holdrege & Hord 50% Class II, 37% Class III soils. County gravel, 3-phase electricity on south. Base Acres : 48.5 corn; 54 wheat.

Parcel 2 - 160 acres, SW1/4 Sec 27-T13N-R34W, Lincoln County. Estimated Taxes \$1,881. 156 acres cropland, 4 road-other. 1 west, 1 north from Parcel 1. Undulating terrain; Holdrege, Hord, Hersh soils each 25% II,III,IV,V. County gravel, 3-phase electricity on south. 79 acres of 2012 growing wheat - 1/3 share to Owner. Base Acres : 48.5 corn; 54 wheat.

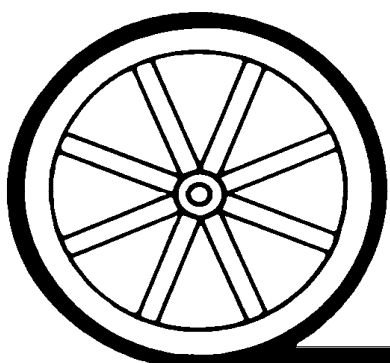
Parcel 3 - 160 acres, SE1/4 Sec 27-T13N-R34W, Lincoln County. Estimated Taxes \$1,881. 156 acres cropland, 4 road & other. Undulating terrain; Holdrege, Hord, Hersh 50% Class III, 40% Class II soils. County gravel, 3-phase electricity on south. 79 acres of 2012 growing wheat. Base Acres : 48.5 corn; 54 wheat.

Combination A (Parcels 2&3)
320 Acres : 312 cropland, 8 road & other

Parcel 4 - 154 acres, NW1/4 Sec 24 except a tract -T13N-R35W, Keith County. Estimated Taxes \$1,243. 148 acres cropland, 2 road. Undulating terrain; Duroc & Satanta 65% Class II, 35% Class III soils. County gravel, 3-phase electricity on north, gravel on west. Excellent parcel. 52 acres 2012 growing wheat - 1/3 to Owner. Base Acres : 47 corn; 53 wheat.

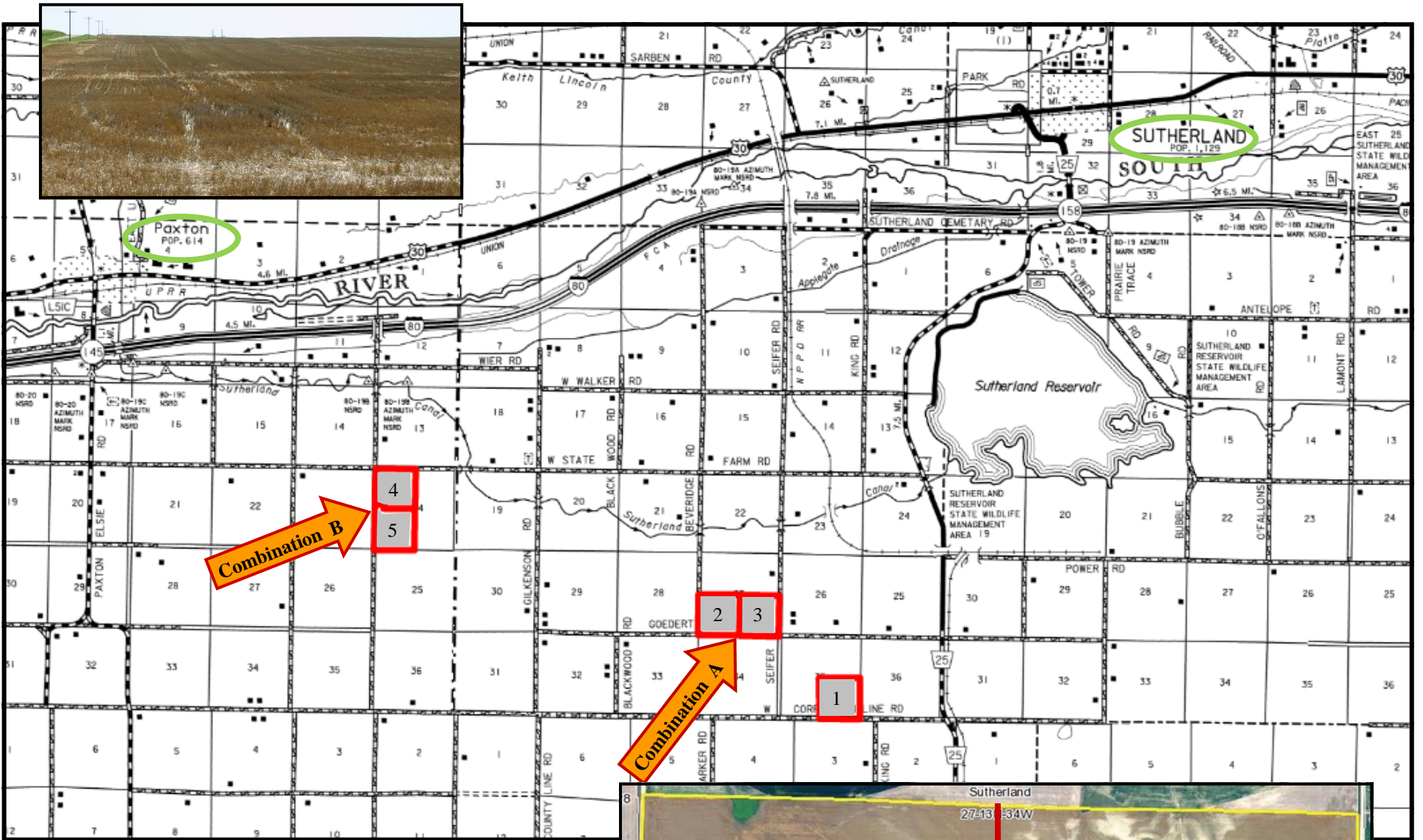
Parcel 5 - 158 acres, SW1/4 Sec 24 plus a tract -T13N-R35W, Keith County. Estimated Taxes \$1,950. 153 acres cropland, 11 road, site, other. Undulating terrain; Duroc & Satanta 65% Class II, 35% Class III soils. County gravel on west; cut by double H-pole transmission line. Added tract includes building improvements of house, garage, shop, and bins. 52 acres growing wheat - 1/3 to Owner. Base Acres : 46 corn; 50 wheat.

Combination B (Parcels 4&5)
312 Acres : 301 cropland, 5 site, 6 other

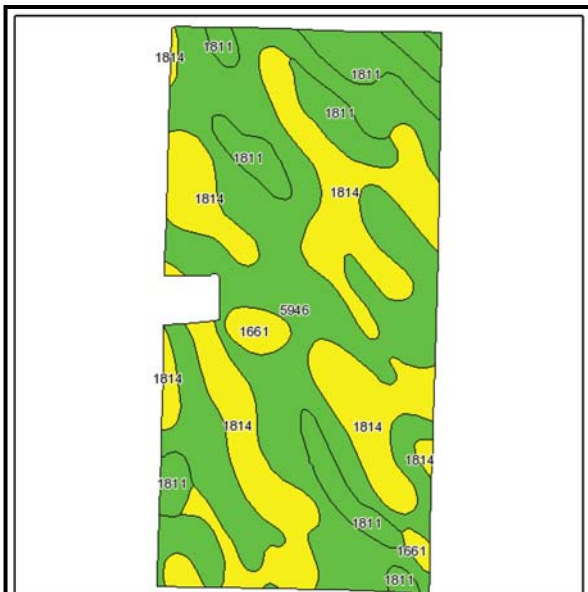


AGRI AFFILIATES, INC.

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



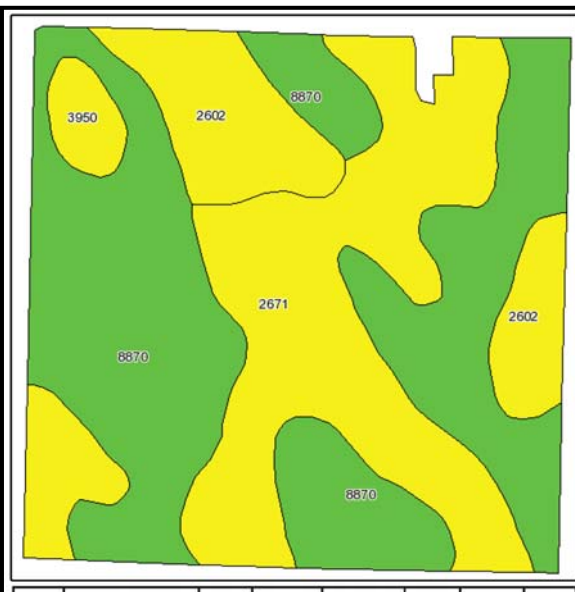
Parcel 4&5 FSA / Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class
5946	Duroc silt loam, 1 to 3 percent slopes	163.6	52.4%		> 6.5ft.	Ile	Ile
1814	Satanta loam, 3 to 6 percent slopes	102.3	32.8%		> 6.5ft.	IIle	IIle
1811	Satanta loam, 1 to 3 percent slopes	39.7	12.7%		> 6.5ft.	Ile	Ile
1661	Lodgepole silt loam, frequently ponded	6.4	2.0%		0ft.	IIIw	IVw



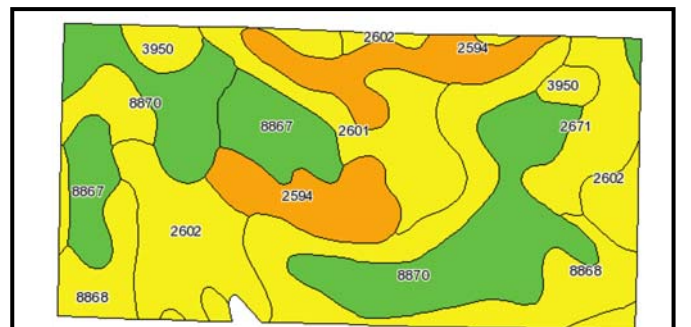
Parcel 1 FSA / Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class
8870	Hord silt loam, 1 to 3 percent slopes	81	50.4%		> 6.5ft.	Ile	Ile
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	55.6	34.5%		> 6.5ft.	IIle	IIle
2602	Hersh soils, 6 to 11 percent slopes	20.4	12.7%		> 6.5ft.	IVe	IVe
3950	Fillmore complex, frequently ponded	3.9	2.4%		0ft.	IIIw	IVw



Parcel 2&3 FSA / Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class
8870	Hord silt loam, 1 to 3 percent slopes	70.7	22.2%		> 6.5ft.	Ile	Ile
8868	Hord fine sandy loam, 3 to 6 percent slopes	65.8	20.6%		> 6.5ft.	IIle	IIle
2602	Hersh soils, 6 to 11 percent slopes	43	13.5%		> 6.5ft.	IVe	IVe
2594	Hersh and Valentine soils, 6 to 11 percent slopes	42.9	13.4%		> 6.5ft.	Ve	IVe
2601	Hersh soils, 3 to 6 percent slopes	31	9.7%		> 6.5ft.	IIle	IIle
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	28.2	8.8%		> 6.5ft.	IIle	IIle
8867	Hord fine sandy loam, 1 to 3 percent slopes	27.9	8.8%		> 6.5ft.	Ile	Ile
3950	Fillmore complex, frequently ponded	9.4	3.0%		0ft.	IIIw	IVw

