

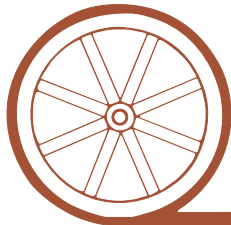
LAND FOR SALE



Garden County Pivot

- Location:** 4 1/2 miles north of Oshkosh, NE and 1 mile east on county gravel road.
- Legal Description:** SW1/4 Section 31-T18N-T43W of the 6th P.M., Garden County, NE.
- Acres:** 160 tax assessed acres
- Taxes:** 2009 taxes payable in 2010—\$931.80
- Land Use:** 120.01 acre center pivot irrigated , 19.03 dry cropland and 18.55 pasture.
- FSA Info:** Farm #1637 Tract 221—53.9 acres wheat base at 40 Bu yield, 47.4 acres corn base at 108 Bu yield, 18.7 acre grain sorghum base at 40 Bu yield.
- Water:** NE Well Reg. # G-043103, 120 certified irrigated acres, well drilled 10/9/1974, static 218' - pumping level 370', set up to pump 550 GPM - January 2010 test showed 489 GPM from 283'. This property is in the North Platte NRD and has an 18" per year pumping allocation at this time.
- Soils:** 58.7% Class III Jayem fine sandy loam, 42.3% Class IV Sarben & Valentine fine sand.
- Irrigation Equipment:** 8-tower Hygromatic pivot with Valley electric conversion, 1-75HP Electric Motor, 1-Irrigation pump and all existing fencing.
- Price:** \$260,000.00
- Comments:** Good access and location, priced to sell with good crop base.
- Contact:** **Mike Polk, Listing Agent: 308-534-9240, email: mike@agriaffiliates.com**
Loren Johnson, Bruce Dodson, Jerry Weaver, Dallas Dodson, Jerry Sloan or Duane McClain

Offered Exclusively By:

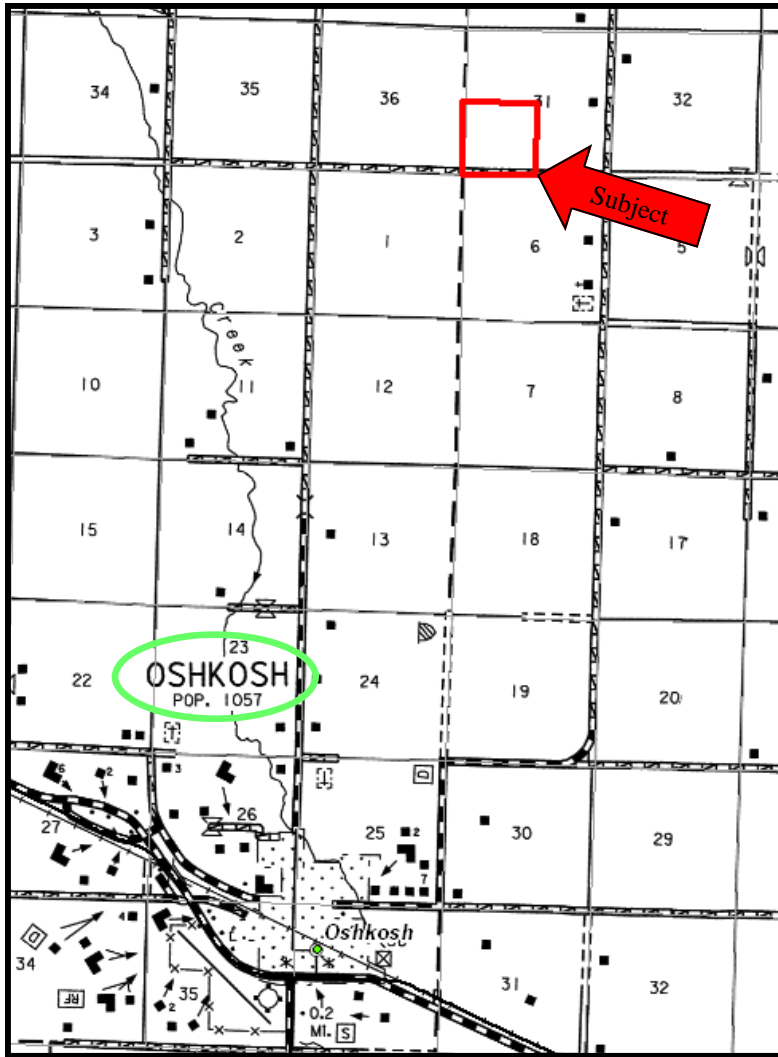


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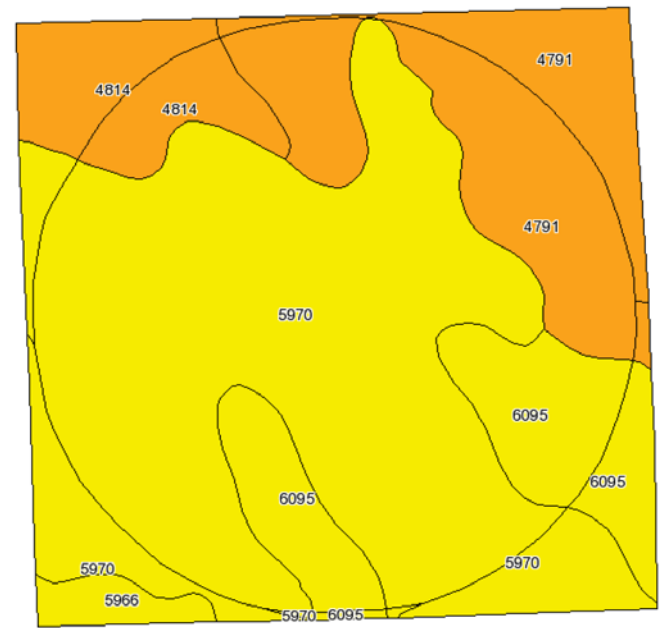
NORTH PLATTE OFFICE
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. 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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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated
5970	Jayem loamy fine sand, 0 to 3 percent slopes	89.8	56.8%		IVe	IIIe	42	1.2	4.2	125	33	48
4791	Valentine fine sand, 3 to 9 percent slopes	31.7	20.1%		VIe	IVe	22		3	105	20	
6095	Sarben loamy fine sand, 3 to 6 percent slopes	20.8	13.1%		IVe	IVe	46	1.2	3.8	110	26	
4814	Valentine loamy fine sand, 0 to 3 percent slopes	12.8	8.1%		VIe	IVe	25		3.5	95	22	
5966	Jayem fine sandy loam, 3 to 6 percent slopes	2.9	1.8%		IVe	IIIe	44		4.2	120	32	50
Weighted Average							37.1	0.8	3.8	116.4	28.5	28.2