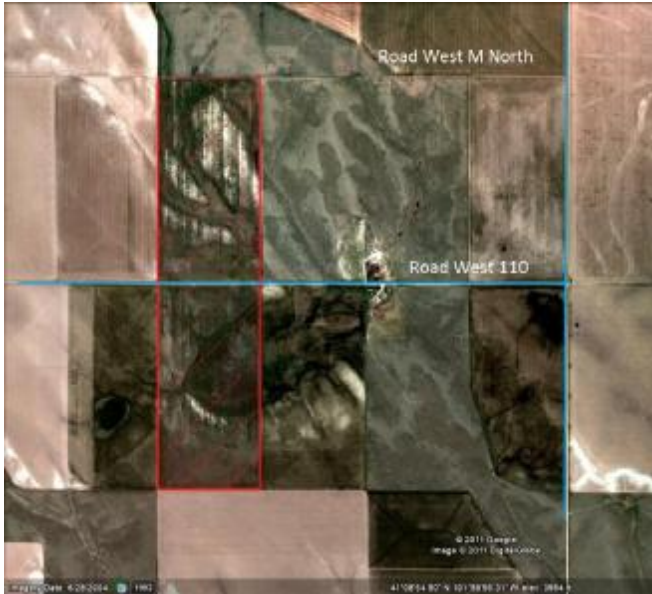




EXCLUSIVELY PRESENTS
FOR SALE
Dryland farm



Legal: W ½ SW26 and W ½ NW35; T14N, R41 West of the 6th P.M., Keith County, Nebraska

Location: Four (4) miles north of US Hwy 30 and three (3) miles east of Deuel County line

Water: None

FSA information and other: 159.8 acres; all ground was just released from a twelve year CRP program. All ground is currently planted to winter wheat; good stand going into the winter. Total FSA payments; \$86.68 per year currently. Buyer to receive one-third (1/3) of production to be harvested in summer of 2012.

Improvements: None

Price: \$156,000 cash to the seller upon transfer of deed. **Taxes;** \$374.58 and \$379.16, total of \$753.74.

Brokers Note: The farmland is located approximately eight miles NW of Brule, Nebraska and ten miles NE of Big Springs, Nebraska. Production records from 1997 to 1999 indicate yields of 43 to 53 bushels per acre; these were the last years the land was farmed prior to entry into the CRP program. Recent sales for this type of land have been very strong in recent weeks and well above this list price.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner;
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