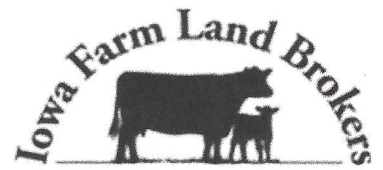




Iowa Farm Land Brokers
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Midwest Farmland

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Property: 11,200 Acres – Perkins & Chase Co., NE

Price: \$36,500,000.

Price per Acre: \$3,260.

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This very productive, irrigated and dryland farm offers you

11,200 total acres (8,000 +/- deeded with 3,200 +/- school-land leases).

Located in western-central Nebraska, this is an area with highly sought-after farmland, and it may be one of the best, well-run farming practices on the market today. It offers abundant soft water (livestock quality), excellent soils, good access to markets, 3-phase power, and well-maintained improvements.

Located in Perkins and Chase County, Nebraska, this farming operation is in an optimal area for great production and profitable farming.

Within a 35-mile radius of the farm, you have several grain elevators on the railroad that give competitive bids for grain; several feedlots where you can contract silage, hay, and grain; an ethanol plant at Madrid buys corn; and a 7,000 head organic dairy that is planning to expand. Grain elevator is Venango has the ability to load more railroad cars than any other elevator in the nation. In addition to the above marketing opportunities there is a new 150,000 head feedlot that is also planned to be constructed in Southwest Nebraska.

The nearest town is Grant, NE, just one mile East of the main home, is the county seat of Perkins County (population 1,100 +/- with a regional hospital and 5,000' runway to land you jet). Madrid, Ogallala, Brandon, and Imperial are all small towns in proximity to the various tracts of the farmland/buildings.

State Highway 23 runs east-west directly through town, and State Highway 61 runs North approx. 20 miles to I-80.

Chase and Perkins County have an average of 20-21 inches of moisture a year in the form of rain, sleet, and snow mostly coming in March 14 to November 7, with the highest concentration of rainfall from mid-May through mid-June, making this an ideal grain-producing area.

Farmland is not contiguous but in close proximity to all tracts.

The 11,200 total acres included 8,000 deeded acres plus approximately 3,200 of school land leases. The acreage is broken down as follows:

Deeded Acres:

- Approximately 2,120 total deeded acres of center pivot irrigated cropland (1,855 irrigated under 13 center pivots)
- Approximately 5,923 deeded acres of dry cropland

School Land Leased Acres:

- Approximately 750 acres of leased irrigated ground under 6 pivots
- Approximately 2,450 acres of leased dryland

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

Of the 5 different building sites, the improvements are well-kept and in good condition

Summary of Improvements: (Contact Agent for Exact List)

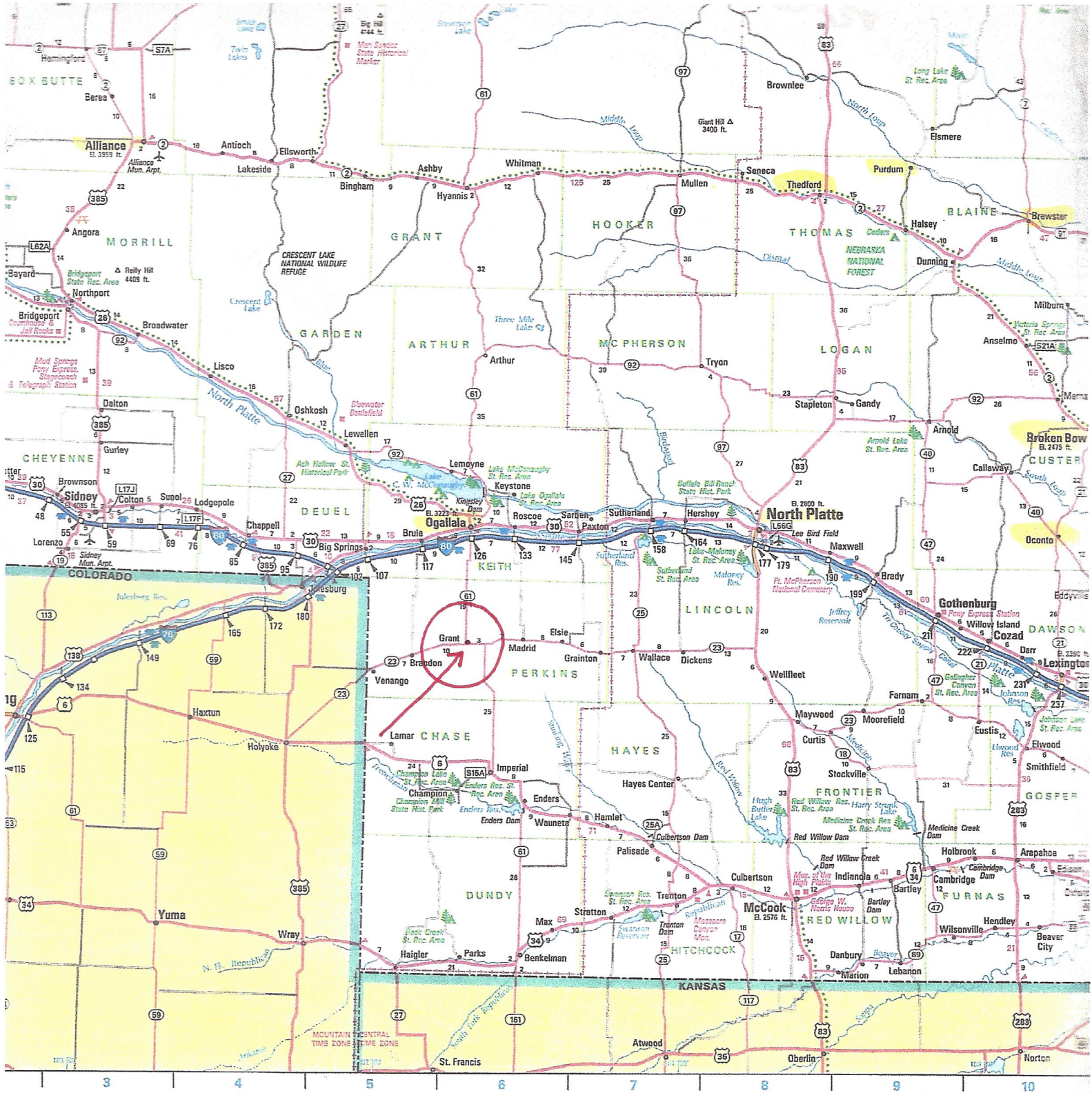
- 3 Homes
 - 1 is the Primary home built in 2010 with attached 4 car garage
 - 2 older employee homes
- 4 Large machine sheds/shop buildings
- Several Utility Buildings
- Grain storage for 393,000 bushels +/- and 1 building that could be converted for 80,000 Bushel storage for max. on farm storage of 473,000 bushels +/-

One improvement worth pointing out is a 100-ft Base Tower for Trimble GPS Guidance that belongs to the farm. This saves the farm around \$15,000 per year in subscription fees to the Case IH Network

Building site 1 features the newest buildings, including an impressive custom home, a 4-car attached garage, and state-of-the-art metal shop building, all built in 2010. This property is located 1 mile west of Grant, Nebraska.

The main home at the headquarters is a custom home designed by the current owners and built in 2010 to impeccable standards of workmanship. This single level home with 2,891 square feet, 3 bedrooms, and 2.5 baths is a showpiece property that would be impressive anywhere in the country.

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