

Farm Credit Services of America Appraisal Department

Land Sale Summary

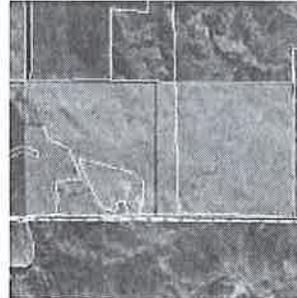
Sale Details for NE-LOGAN-2016-2

State: NE **County:** LOGAN
Seller: Nansel, L K Trust
Buyer: Moran, Larry
Date of Sale: 03/24/2016
Sale Price: \$382,500
Method of Sale: Public Auction
Property Type: Grain/Livestock Farm
Improvements: No
Improvement Value: \$0
Cap Rate: 1.70%
Taxes: \$1,189
GIM: 48.00
Nearest Town: Arnold
Distance (Miles): 10

Status: Complete
S-T-R: 33-17N-26W

Total Acres: 316.19
\$/Acre: \$1,210

Average Rating: 51.25
Total AU: 27



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Cropland - Dryland - Below Average	3.32	1% ●	51.25	SRPG	\$23.61	\$1,210	\$4,017
Pasture - Average	312.87	99% ○	1.02	AUM	\$1,186.26	\$1,210	\$378,573
Totals:	316.19						\$382,590

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	312.87	Acres	1.00	Acre	\$25.00	100%	\$312	\$7,822
Cropland, Dryland	3.32	Acres	1.00	Acre	\$50.00	100%	\$0	\$166
Totals:							\$312	\$7,988

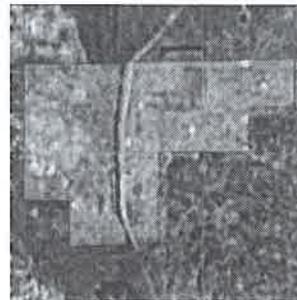
Sale Details for NE-LOGAN-2016-3

State: NE **County:** LOGAN
Seller: Kilday Ranch Company, Inc.
Buyer: Anderson, Kyle
Date of Sale: 04/12/2016
Sale Price: \$537,400
Method of Sale: Realtor
Property Type: Pasture Unit
Improvements: No
Improvement Value: \$0
Cap Rate: 1.74%
Taxes: \$2,837
GIM: 43.00
Nearest Town: Stapleton
Distance (Miles): 21

Status: Complete
S-T-R: 24-20N-27W

Total Acres: 632.23
\$/Acre: \$850

Average Rating: 0.00
Total AU: 45



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	624.88	99% ○	0.86	AUM	\$1,000.00	\$860	\$537,400
Roads & Waste	7.35	1% ●	0.00		\$0.00	\$0	\$0
Totals:	632.23						\$537,400

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	624.90	Acres	1.00	Acre	\$20.00	100%	\$313	\$12,498
Totals:							\$313	\$12,498



Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-LOGAN-2016-9

State: NE County: LOGAN

Seller: Winder, Larry

Buyer: Winder, Lynn

Date of Sale: 07/07/2016

Sale Price: \$228,600

Method of Sale: Realtor

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

Cap Rate: 1.60%

Taxes: \$1,843

GIM: 40.00

Nearest Town: Stapleton

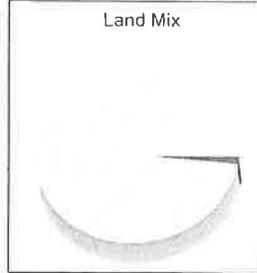
Distance (Miles): 7

Status: Complete

S-T-R: 21-17N-28W

Total Acres: 254.00
\$/Acre: \$900

Average Rating: 0.00
Total AU: 22



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Average	250.00	98% ○	1.05	AUM	\$870.86	\$914	\$228,600
Roads & Waste	4.00	2% ●	0.00		\$0.00	\$0	\$0
Totals:	254.00						\$228,600

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	250.00	Acres	1.00	Acre	\$23.00	100%	\$250	\$5,750
Totals:							\$250	\$5,750

Sale Details for NE-LOGAN-2016-5

State: NE County: LOGAN

Seller: Collier Ranch Inc

Buyer: Houserman, Larry

Date of Sale: 11/10/2016

Sale Price: \$1,650,000

Method of Sale: Public Auction

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

Cap Rate: 1.96%

Taxes: \$10,869

GIM: 38.00

Nearest Town: Stapleton

Distance (Miles): 12

Status: Complete

S-T-R: 6-19N-27W

Total Acres: 2,396.00
\$/Acre: \$689

Average Rating: 0.00
Total AU: 152



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	2,396.00	100% ○	0.76	AUM	\$906.12	\$689	\$1,650,000
Totals:	2,396.00						\$1,650,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	2396.00	Acres	1.00	Acre	\$18.00	100%	\$0	\$43,128
Totals:							\$0	\$43,128

Farm Credit Services of America Appraisal Department
Land Sale Summary

Summary Information

Inventory Summary - Detailed

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Cropland - Dryland - Below Average	1	\$1,210	\$1,210	\$1,210	51.25	SRPG	\$23.61	\$23.61	\$23.61
Pasture - Average	2	\$914	\$1,210	\$1,062	1.04	AUM	\$870.86	\$1,186.26	\$1,028.56
Pasture - Sandhills - Average	2	\$689	\$860	\$774	0.81	AUM	\$906.12	\$1,000.00	\$953.06
Roads & Waste	2	\$0	\$0	\$0	0.00		\$0.00	\$0.00	\$0.00

Inventory Summary - General

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Cropland - Dryland	1	\$1,210	\$1,210	\$1,210	51.25	SRPG	\$23.61	\$23.61	\$23.61
Pasture	2	\$914	\$1,210	\$1,062	1.04	AUM	\$870.86	\$1,186.26	\$1,028.56
Pasture - Sandhills	2	\$689	\$860	\$774	0.81	AUM	\$906.12	\$1,000.00	\$953.06
Roads & Waste	2	\$0	\$0	\$0	0.00		\$0.00	\$0.00	\$0.00

Sales Summary

	Min	Max	Average	STD Dev
Total Acres	254.00	2,396.00	899.61	1,011.25
\$/Acre	\$688.65	\$1,209.72	\$912.10	\$217.95
Rating/Acre	0.00	51.25	12.81	25.63
AU	22.00	152.00	61.50	61.14
Cap Rate	1.60%	1.96%	1.75%	0.15%
GIM	38.00	48.00	42.25	4.35

Total Sales: 4

Copyright © 2011 by Farm Credit Services of America ("FCSAmerica"). All rights reserved. The data contained herein may have been provided or offered by third parties that are not affiliated with or otherwise connected with FCSAmerica. The content hereof ("Content") shall not be used for any unlawful purposes or provided to any third parties. FCSAmerica and any third party providers, as well as their directors, officers, shareholders, employees or agents (collectively "FCSAmerica Parties") are not responsible for any errors or omissions, regardless of the cause, or for the results obtained from the use of the Content. The Content is provided on an "as is" basis and includes statements of opinion as of the date they are expressed and not recommendations regarding any investment decisions. FCSAMERICA PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. In no event shall FCSAmerica Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs) in connection with any use of the Content even if advised of the possibility of such damages. Under no circumstances whatsoever shall FCSAmerica Parties' liability exceed the amount, if any, paid to FCSAmerica for access to said Content. While FCSAmerica has obtained information from sources it believes to be reliable and has made attempts to verify the Content, FCSAmerica Parties do not guarantee the accuracy, completeness, or timeliness of the Content.

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-LOUP-2017-1

State: NE County: LOUP

Seller: Willis & Enola Dunbar Trust

Buyer: Harmon Farms

Date of Sale: 02/27/2017

Sale Price: \$1,056,000

Method of Sale: Public Auction

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

Cap Rate: 1.42%

Taxes: \$6,724

GIM: 47.00

Nearest Town: Taylor

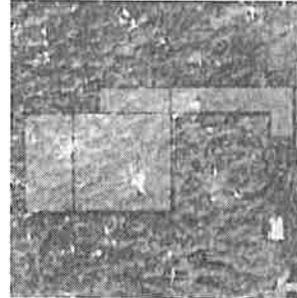
Distance (Miles): 14

Status: Complete

S-T-R: 17-21N-20W

Total Acres: 1,320.00
\$/Acre: \$800

Average Rating: 0.00
Total AU: 91



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	1,318.50	100% ○	0.83	AUM	\$964.95	\$801	\$1,056,000
Roads & Waste	1.50	0% ●	0.00		\$0.00	\$0	\$0
Totals:	1,320.00						\$1,056,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	1318.00	Acres	1.00	Acre	\$17.00	100%	\$659	\$22,406
Totals:							\$659	\$22,406

Farm Credit Services of America Appraisal Department
Land Sale Summary

Summary Information

Inventory Summary - Detailed

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Pasture - Sandhills - Average	1	\$801	\$801	\$801	0.83	AUM	\$964.95	\$964.95	\$964.95
Roads & Waste	1	\$0	\$0	\$0	0.00		\$0.00	\$0.00	\$0.00

Inventory Summary - General

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Pasture - Sandhills	1	\$801	\$801	\$801	0.83	AUM	\$964.95	\$964.95	\$964.95
Roads & Waste	1	\$0	\$0	\$0	0.00		\$0.00	\$0.00	\$0.00

Sales Summary

	Min	Max	Average	STD Dev
Total Acres	1,320.00	1,320.00	1,320.00	0.00
\$/Acre	\$800.00	\$800.00	\$800.00	\$0.00
Rating/Acre	0.00	0.00	0.00	0.00
AU	91.00	91.00	91.00	0.00
Cap Rate	1.42%	1.42%	1.42%	0.00%
GIM	47.00	47.00	47.00	0.00

Total Sales: 1

Copyright © 2011 by Farm Credit Services of America ("FCSAmerica"). All rights reserved. The data contained herein may have been provided or offered by third parties that are not affiliated with or otherwise connected with FCSAmerica. The content hereof ("Content") shall not be used for any unlawful purposes or provided to any third parties. FCSAmerica and any third party providers, as well as their directors, officers, shareholders, employees or agents (collectively "FCSAmerica Parties") are not responsible for any errors or omissions, regardless of the cause, or for the results obtained from the use of the Content. The Content is provided on an "as is" basis and includes statements of opinion as of the date they are expressed and not recommendations regarding any investment decisions. FCSAMERICA PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. In no event shall FCSAmerica Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs) in connection with any use of the Content even if advised of the possibility of such damages. Under no circumstances whatsoever shall FCSAmerica Parties' liability exceed the amount, if any, paid to FCSAmerica for access to said Content. While FCSAmerica has obtained information from sources it believes to be reliable and has made attempts to verify the Content, FCSAmerica Parties do not guarantee the accuracy, completeness, or timeliness of the Content.

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-THOMAS-2016-3

State: NE County: THOMAS
 Seller: Reed, Steven & Pam
 Buyer: Licking, Riley & Melissa

Status: Complete
 S-T-R: 21-21N-29W

Date of Sale: 01/29/2016
 Sale Price: \$512,000

Total Acres: 640.00
 \$/Acre: \$800

Average Rating: 0.00
 Total AU: 39

Method of Sale: Private Sale
 Property Type: Pasture Unit
 Improvements: No

Improvement Value: \$0

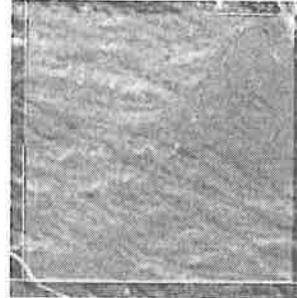
Cap Rate: 1.65%

Taxes: \$2,728

GIM: 44.00

Nearest Town: Thedford

Distance (Miles): 21



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	640.00	100% ○	0.73	AUM	\$1,095.89	\$800	\$512,000
Totals:	640.00						\$512,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	640.00	Acres	1.00	Year	\$18.00	100%	\$320	\$11,520
Totals:							\$320	\$11,520

Sale Details for NE-THOMAS-2016-2

State: NE County: THOMAS
 Seller: Kilday Ranch Co
 Buyer: CC Angus Ranch

Status: Complete
 S-T-R: 5-20N-26W

Date of Sale: 03/15/2016
 Sale Price: \$1,452,000

Total Acres: 1,760.65
 \$/Acre: \$825

Average Rating: 0.00
 Total AU: 110

Method of Sale: Realtor
 Property Type: Pasture Unit
 Improvements: No

Improvement Value: \$0

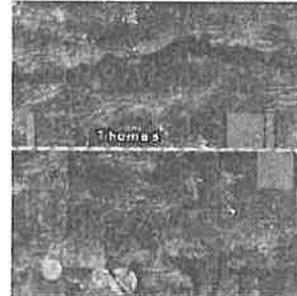
Cap Rate: 1.63%

Taxes: \$7,104

GIM: 46.00

Nearest Town: Dunning

Distance (Miles): 15



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	1,760.65	100% ○	0.75	AUM	\$1,099.58	\$825	\$1,451,990
Totals:	1,760.65						\$1,451,990

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	1760.65	Acres	1.00	Acre	\$18.00	100%	\$880	\$31,692
Totals:							\$880	\$31,692

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-THOMAS-2016-4

State: NE County: THOMAS
 Seller: Reed, Steven & Pamela
 Buyer: Licking, Wayne & Terri

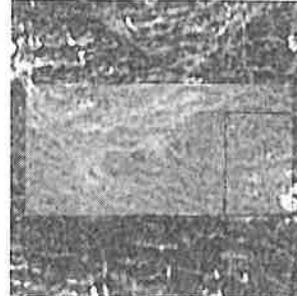
Status: Complete
 S-T-R: 22-21N-29W

Date of Sale: 03/30/2016
 Sale Price: \$1,024,000

Total Acres: 1,280.00
 \$/Acre: \$800

Average Rating: 0.00
 Total AU: 77

Method of Sale: Private Sale
 Property Type: Pasture Unit
 Improvements: No
 Improvement Value: \$0
 Cap Rate: 1.62%
 Taxes: \$4,564
 GIM: 47.00
 Nearest Town: Thedford
 Distance (Miles): 17



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Below Average	1,280.00	100% ○	0.72	AUM	\$1,111.11	\$800	\$1,024,000
Totals:	1,280.00						\$1,024,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	1280.00	Acres	1.00	Year	\$17.00	100%	\$640	\$21,760
Totals:							\$640	\$21,760

Sale Details for NE-THOMAS-2016-1

State: NE County: THOMAS
 Seller: Marten, Herman
 Buyer: Marten, Brady

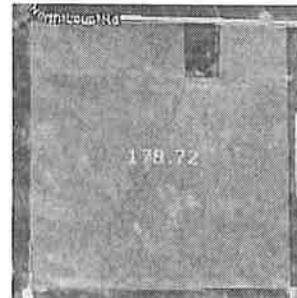
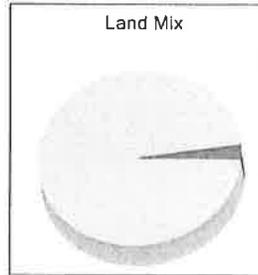
Status: Complete
 S-T-R: 12-24N-26W

Date of Sale: 05/06/2016
 Sale Price: \$192,000

Total Acres: 160.00
 \$/Acre: \$1,200

Average Rating: 1.00
 Total AU: 9

Method of Sale: Realtor
 Property Type: Pasture Unit
 Improvements: No
 Improvement Value: \$0
 Cap Rate: 1.23%
 Taxes: \$271
 GIM: 71.00
 Nearest Town: Halsey
 Distance (Miles): 12



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Building Site/Lot - Agricultural	4.00	3% ●	1.00	SPI	\$1,200.00	\$1,200	\$4,800
Pasture - Sandhills - Below Average	156.00	98% ○	0.69	AUM	\$1,739.13	\$1,200	\$187,200
Totals:	160.00						\$192,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	160.00	Acres	1.00	Year	\$17.00	100%	\$80	\$2,720
Totals:							\$80	\$2,720

Farm Credit Services of America Appraisal Department
Land Sale Summary

Summary Information

Inventory Summary - Detailed

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Building Site/Lot - Agricultural	1	\$1,200	\$1,200	\$1,200	1.00	SPI	\$1,200.00	\$1,200.00	\$1,200.00
Pasture - Sandhills - Average	2	\$800	\$825	\$812	0.74	AUM	\$1,095.89	\$1,099.58	\$1,097.74
Pasture - Sandhills - Below Average	2	\$800	\$1,200	\$1,000	0.71	AUM	\$1,111.11	\$1,739.13	\$1,425.12

Inventory Summary - General

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Building Site/Lot - Agricultural	1	\$1,200	\$1,200	\$1,200	1.00	SPI	\$1,200.00	\$1,200.00	\$1,200.00
Pasture - Sandhills	4	\$800	\$1,200	\$906	0.72	AUM	\$1,095.89	\$1,739.13	\$1,261.43

Sales Summary

	Min	Max	Average	STD Dev
Total Acres	160.00	1,760.65	960.16	703.76
\$/Acre	\$800.00	\$1,200.00	\$906.18	\$196.23
Rating/Acre	0.00	1.00	0.25	0.50
AU	9.00	110.00	58.75	44.06
Cap Rate	1.23%	1.65%	1.53%	0.20%
GIM	44.00	71.00	52.00	12.73

Total Sales: 4

Copyright © 2011 by Farm Credit Services of America ("FCSAmerica"). All rights reserved. The data contained herein may have been provided or offered by third parties that are not affiliated with or otherwise connected with FCSAmerica. The content hereof ("Content") shall not be used for any unlawful purposes or provided to any third parties. FCSAmerica and any third party providers, as well as their directors, officers, shareholders, employees or agents (collectively "FCSAmerica Parties") are not responsible for any errors or omissions, regardless of the cause, or for the results obtained from the use of the Content. The Content is provided on an "as is" basis and includes statements of opinion as of the date they are expressed and not recommendations regarding any investment decisions. FCSAMERICA PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. In no event shall FCSAmerica Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs) in connection with any use of the Content even if advised of the possibility of such damages. Under no circumstances whatsoever shall FCSAmerica Parties' liability exceed the amount, if any, paid to FCSAmerica for access to said Content. While FCSAmerica has obtained information from sources it believes to be reliable and has made attempts to verify the Content, FCSAmerica Parties do not guarantee the accuracy, completeness, or timeliness of the Content.

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2017-L3

Status: For Sale

State: NE County: CHERRY

S-T-R: 13-33N-40W

Seller: Slattery et al, Michael

Buyer:

Date of Sale:

Total Acres: 5,198.85

Average Rating: 0.00

Sale Price: \$0

\$/Acre: \$0

Total AU: 355

Method of Sale: Realtor

Property Type: Ranch

Improvements: No

Improvement Value: \$0

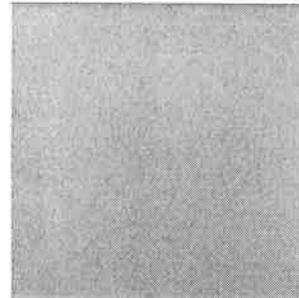
Cap Rate: 0.00%

Taxes: \$0

GIM: 0.00

Nearest Town: Gordon

Distance (Miles): 9



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Above Average	5,198.85	100% ○	0.82	AUM	\$0.00	\$0	\$0
Totals:	5,198.85						\$0

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	0.00	Acres	.00	Year	\$0.00	100%	\$0	\$0
Totals:							\$0	\$0

Sale Details for NE-CHERRY-2016-14

Status: Complete

State: NE County: CHERRY

S-T-R: 36-31N-39W

Seller: BOELF

Buyer: Abbot Cattle Co

Date of Sale: 01/07/2016

Total Acres: 640.00

Average Rating: 0.00

Sale Price: \$316,000

\$/Acre: \$494

Total AU: 44

Method of Sale: Public Auction

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

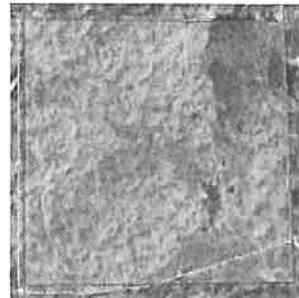
Cap Rate: 2.42%

Taxes: \$2,928

GIM: 29.00

Nearest Town: Merriman

Distance (Miles): 25



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	640.00	100% ○	0.82	AUM	\$602.13	\$494	\$316,000
Totals:	640.00						\$316,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	640.00	Acres	1.00	Year	\$17.00	100%	\$320	\$10,880
Totals:							\$320	\$10,880

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-2

Status: Complete

State: NE County: CHERRY

S-T-R: 36-29N-37W

Seller: BOELF

Buyer: Wachob, William

Date of Sale: 02/04/2016

Total Acres: 652.46

Average Rating: 0.00

Sale Price: \$372,000

\$/Acre: \$570

Total AU: 36

Method of Sale: Public Auction

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

Cap Rate: 2.14%

Taxes: \$2,153

GIM: 36.00

Nearest Town: Merriman

Distance (Miles): 40



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Below Average	652.46	100% ○	0.66	AUM	\$863.64	\$570	\$371,902
Totals:	652.46						\$371,902

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	652.46	Acres	1.00	Year	\$16.00	100%	\$326	\$10,439
Totals:							\$326	\$10,439

Sale Details for NE-CHERRY-2016-15

Status: Complete

State: NE County: CHERRY

S-T-R: 29-35N-28W

Seller: Hamlin, Ted & Irma

Buyer: Cox, Thomas & Amy

Date of Sale: 02/09/2016

Total Acres: 320.00

Average Rating: 1.00

Sale Price: \$400,000

\$/Acre: \$1,250

Total AU: 19

Method of Sale: Private Sale

Property Type: Cropland Farm

Improvements: Yes

Improvement Value: \$62,762

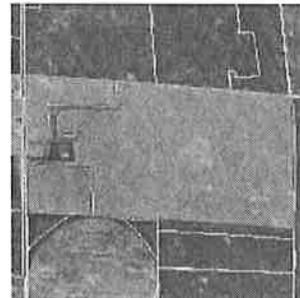
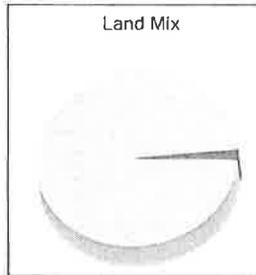
Cap Rate: 1.75%

Taxes: \$1,816

GIM: 32.00

Nearest Town: Valentine

Distance (Miles): 11



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Building Site/Lot - Agricultural	5.00	2% ●	1.00	SPI	\$1,500.00	\$1,500	\$7,500
Pasture - Average	314.00	98% ○	0.72	AUM	\$1,458.33	\$1,050	\$329,700
Roads & Waste	1.00	0% ●	0.00		\$0.00	\$0	\$0
Totals:	320.00						\$337,200

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	314.00	Acres	1.00	Year	\$22.00	100%	\$314	\$6,908
Improvements	1.00	Site	11.00	Months	\$500.00	100%	\$0	\$5,500
Totals:							\$314	\$12,408

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-13

Status: Complete

State: NE County: CHERRY

S-T-R: 14-25N-27W

Seller: McCreath, Lewis & Helen Trust

Buyer: Warren, Rod & Ann & Manning Ranch Co

Date of Sale: 02/10/2016

Total Acres: 2,400.80

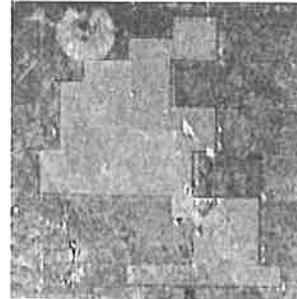
Average Rating: 0.00

Sale Price: \$2,205,000

\$/Acre: \$918

Total AU: 150

Method of Sale: Private Sale



Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

Cap Rate: 1.52%

Taxes: \$6,429

GIM: 51.00

Nearest Town: Theford

Distance (Miles): 12

Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	2,400.80	100% ○	0.75	AUM	\$1,224.59	\$918	\$2,205,000
Totals:	2,400.80						\$2,205,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	2400.80	Acres	1.00	Year	\$18.00	100%	\$1,200	\$43,214
Totals:							\$1,200	\$43,214

Sale Details for NE-CHERRY-2016-1

Status: Complete

State: NE County: CHERRY

S-T-R: 6-33N-34W

Seller: Scherz Ranch

Buyer: Wobig, Shane

Date of Sale: 02/16/2016

Total Acres: 1,542.74

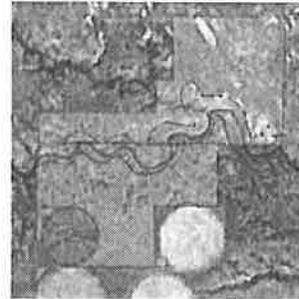
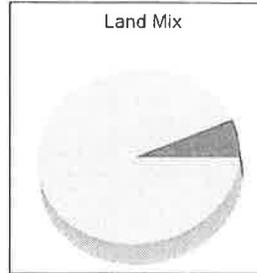
Average Rating: 50.84

Sale Price: \$1,350,000

\$/Acre: \$875

Total AU: 79

Method of Sale: Realtor



Property Type: Grain/Livestock Farm

Improvements: Yes

Improvement Value: \$26,750

Cap Rate: 2.23%

Taxes: \$9,355

GIM: 31.00

Nearest Town: Cody

Distance (Miles): 0

Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Cropland - Sprinkler Irrigated - Average	106.76	7% ●	50.84	SRPG	\$85.07	\$4,325	\$461,737
Pasture - Sandhills - Below Average	1,435.98	93% ○	0.66	AUM	\$909.09	\$600	\$861,588
Totals:	1,542.74						\$1,323,325

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Cropland, Sprinkler Irr.	106.76	Acres	1.00	Acre	\$175.00	100%	\$1,921	\$18,683
Pasture/Acre	1435.98	Acres	1.00	Acre	\$17.00	100%	\$718	\$24,412
Totals:							\$2,639	\$43,095

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-3

Status: Complete

State: NE County: CHERRY

S-T-R: 34-34N-32W

Seller: Telitz, Marn & Elmer; Grove, Sharon; Van Winkle, Orin & Mary

Buyer: Johnson, Mark & Janelle

Date of Sale: 03/24/2016

Total Acres: 440.00

Average Rating: 0.00

Sale Price: \$374,000

\$/Acre: \$850

Total AU: 28

Method of Sale: Private Sale

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

Cap Rate: 1.49%

Taxes: \$2,134

GIM: 47.00

Nearest Town: Nenzel

Distance (Miles): 4



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	440.00	100% ○	0.77	AUM	\$1,103.90	\$850	\$374,000
Totals:	440.00						\$374,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	440.00	Acres	1.00	Year	\$18.00	100%	\$220	\$7,920
Totals:							\$220	\$7,920

Sale Details for NE-CHERRY-2016-5

Status: Complete

State: NE County: CHERRY

S-T-R: 36-25N-32W

Seller: State of Nebraska-BELF

Buyer: Marsh, Dean R

Date of Sale: 04/11/2016

Total Acres: 480.00

Average Rating: 0.00

Sale Price: \$336,000

\$/Acre: \$700

Total AU: 30

Method of Sale: Public Auction

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

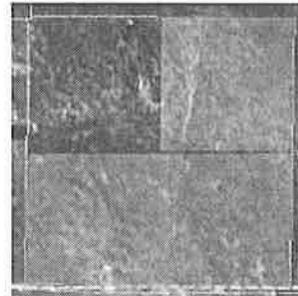
Cap Rate: 2.34%

Taxes: \$1,511

GIM: 35.00

Nearest Town: Mullen

Distance (Miles): 3



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	480.00	100% ○	0.76	AUM	\$921.05	\$700	\$336,000
Totals:	480.00						\$336,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	480.00	Acres	1.00	Year	\$20.00	100%	\$240	\$9,600
Totals:							\$240	\$9,600

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-4

State: NE County: CHERRY

Seller: Rodgers, Paula

Buyer: Weber, Rick & Melissa

Date of Sale: 04/15/2016

Sale Price: \$1,500,000

Method of Sale: Realtor

Property Type: Pasture Unit

Improvements: Yes

Improvement Value: \$133,742

Cap Rate: 1.99%

Taxes: \$8,241

GIM: 36.00

Nearest Town: Valentine

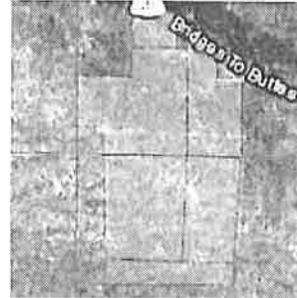
Distance (Miles): 5

Status: Complete

S-T-R: 31-34N-28W

Total Acres: 1,889.64
\$/Acre: \$794

Average Rating: 1.00
Total AU: 114



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Building Site/Lot - Agricultural	9.64	1% ●	1.00	SPI	\$2,100.00	\$2,100	\$20,244
Pasture - Sandhills - Below Average	1,880.00	99% ○	0.73	AUM	\$980.82	\$716	\$1,346,080
Totals:	1,889.64						\$1,366,324

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	1880.00	Acre	1.00	Acre	\$18.00	100%	\$940	\$33,840
Improvements	1.00	Site	11.00	Months	\$750.00	100%	\$0	\$8,250
Totals:							\$940	\$42,090

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-7

Status: Complete

State: NE County: CHERRY

S-T-R: 22-35N-32W

Seller: LFP Properties

Buyer: Stoner, Rndy & Beth

Date of Sale: 05/02/2016

Total Acres: 1,471.83

Average Rating: 1.00

Sale Price: \$1,304,947

\$/Acre: \$887

Total AU: 108

Method of Sale: Private Sale

Property Type: Ranch

Improvements: Yes

Improvement Value: \$24,675

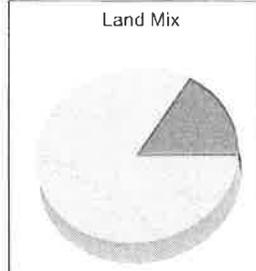
Cap Rate: 2.28%

Taxes: \$6,300

GIM: 35.00

Nearest Town: Kilgore

Distance (Miles): 2



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Building Site/Lot - Agricultural	2.17	0% ●	1.00	SPI	\$1,580.00	\$1,580	\$3,429
Meadow/Hay Land - Average	250.00	17% ●	1.49	AUM	\$939.60	\$1,400	\$350,000
Pasture - Sandhills - Average	1,219.66	83% ○	0.76	AUM	\$1,000.00	\$760	\$926,942
Totals:	1,471.83						\$1,280,370

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	1220.00	Acres	1.00	Year	\$17.00	100%	\$610	\$20,740
Hayland	250.00	Acres	1.50	Ton	\$75.00	50%	\$250	\$14,063
Improvements	1.00	Site	11.00	Months	\$250.00	100%	\$0	\$2,750
Totals:							\$860	\$37,553

Sale Details for NE-CHERRY-2016-12

Status: Complete

State: NE County: CHERRY

S-T-R: 31-34N-32W

Seller: WSR LLC

Buyer: Galloway, Aaron & Chris

Date of Sale: 05/10/2016

Total Acres: 1,352.60

Average Rating: 0.00

Sale Price: \$1,157,500

\$/Acre: \$856

Total AU: 86

Method of Sale: Private Sale

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

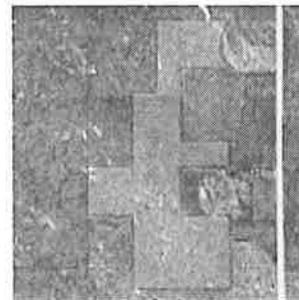
Cap Rate: 1.62%

Taxes: \$4,937

GIM: 48.00

Nearest Town: Nenzel

Distance (Miles): 2



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	1,352.60	100% ○	0.76	AUM	\$1,125.99	\$856	\$1,157,500
Totals:	1,352.60						\$1,157,500

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	1352.60	Acres	1.00	Year	\$18.00	100%	\$676	\$24,347
Totals:							\$676	\$24,347

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-18

Status: Complete

State: NE County: CHERRY

S-T-R: 8-34N-32W

Seller: Galloway, Aaron & Chris

Buyer: Barnes, Connor & Jana

Date of Sale: 07/18/2016

Total Acres: 656.30

Average Rating: 0.00

Sale Price: \$557,855

\$/Acre: \$850

Total AU: 41

Method of Sale: Private Sale

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

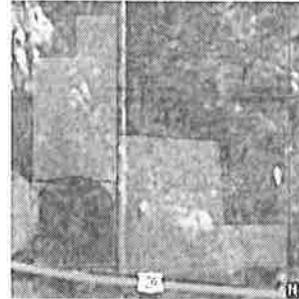
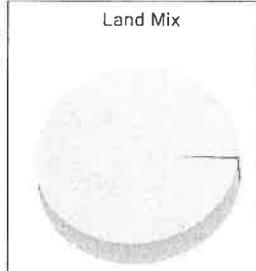
Cap Rate: 1.46%

Taxes: \$3,282

GIM: 48.00

Nearest Town: Nenzel

Distance (Miles): 1



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	652.00	99% ○	0.75	AUM	\$1,133.33	\$850	\$554,200
Roads & Waste	4.30	1% ●	0.00		\$0.00	\$0	\$0
Totals:	656.30						\$554,200

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	652.00	Acres	1.00	Year	\$18.00	100%	\$326	\$11,736
Totals:							\$326	\$11,736

Sale Details for NE-CHERRY-2016-22

Status: Complete

State: NE County: CHERRY

S-T-R: 25-34N-33W

Seller: WSR LLC

Buyer: Galloway, Aaron & Chris

Date of Sale: 07/21/2016

Total Acres: 710.55

Average Rating: 0.00

Sale Price: \$596,178

\$/Acre: \$839

Total AU: 44

Method of Sale: Private Sale

Property Type: Pasture Unit

Improvements: No

Improvement Value: \$0

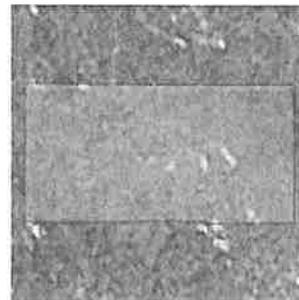
Cap Rate: 1.49%

Taxes: \$3,553

GIM: 47.00

Nearest Town: Nenzel

Distance (Miles): 3



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	710.55	100% ○	0.75	AUM	\$1,118.72	\$839	\$596,178
Totals:	710.55						\$596,178

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	710.55	Acres	1.00	Year	\$18.00	100%	\$355	\$12,790
Totals:							\$355	\$12,790

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-26

Status: Ready For Analysis

State: NE County: CHERRY

S-T-R: 25-27N-36W

Seller: Lone Creek Land Company

Buyer: Connealy R & I, LLC

Date of Sale: 11/18/2016

Total Acres: 8,547.00

Average Rating: 0.00

Sale Price: \$5,923,077

\$/Acre: \$693

Total AU: 619

Method of Sale: Private Sale

Property Type: Ranch

Improvements: Yes

Improvement Value: \$167,006

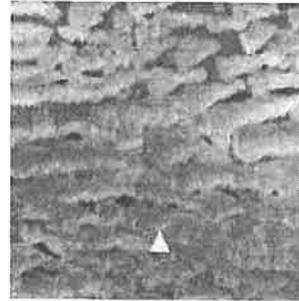
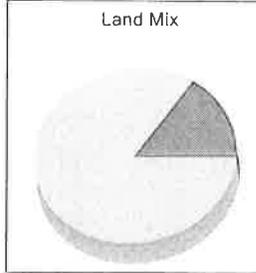
Cap Rate: 1.71%

Taxes: \$31,405

GIM: 43.00

Nearest Town: Hyannis

Distance (Miles): 30



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Building Site/Lot - Agricultural	29.00	0% ●	0.00		\$0.00	\$780	\$22,620
Meadow/Hay Land - Average	1,357.00	16% ●	1.41	AUM	\$749.65	\$1,057	\$1,434,349
Pasture - Sandhills - Average	7,161.00	84% ○	0.77	AUM	\$779.22	\$600	\$4,296,600
Totals:	8,547.00						\$5,753,569

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	7161.00	Acres	1.00	Acre	\$0.00	100%	\$3,580	\$0
Hayland	1357.00	Acres	1.25	Ton	\$75.00	50%	\$1,357	\$63,609
Improvements	3.00	Sites	12.00	Months	\$2,100.00	100%	\$0	\$75,600
Totals:							\$4,937	\$139,209

Sale Details for NE-CHERRY-2016-27

Status: Complete

State: NE County: CHERRY

S-T-R: 19-27N-35W

Seller: Lone Creek Land Company, LLC

Buyer: Coble Brothers Partnership

Date of Sale: 11/18/2016

Total Acres: 7,920.00

Average Rating: 0.00

Sale Price: \$5,076,923

\$/Acre: \$641

Total AU: 508

Method of Sale: Private Sale

Property Type: Ranch

Improvements: No

Improvement Value: \$0

Cap Rate: 2.27%

Taxes: \$23,500

GIM: 36.00

Nearest Town: Hyannis

Distance (Miles): 37



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	7,920.00	100% ○	0.77	AUM	\$832.50	\$641	\$5,076,923
Totals:	7,920.00						\$5,076,923

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	7920.00	Acres	1.00	Acre	\$18.00	100%	\$3,960	\$142,560
Totals:							\$3,960	\$142,560

Farm Credit Services of America Appraisal Department

Land Sale Summary

Sale Details for NE-CHERRY-2016-28

State: NE County: CHERRY
 Seller: Lone Creek Land Company LLC
 Buyer: Wese Ranch, LLC

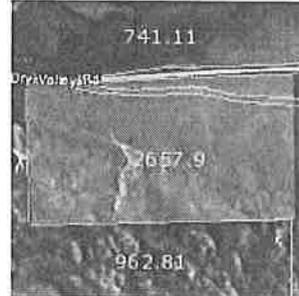
Status: Complete
 S-T-R: 4-27N-36W

Date of Sale: 11/18/2016
 Sale Price: \$68,000

Total Acres: 80.00
 \$/Acre: \$850

Average Rating: 0.00
 Total AU: 5

Method of Sale: Private Sale
 Property Type: Pasture Unit
 Improvements: No
 Improvement Value: \$0
 Cap Rate: 1.71%
 Taxes: \$239
 GIM: 47.00
 Nearest Town: Hyannis
 Distance (Miles): 40



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Pasture - Sandhills - Average	80.00	100% ○	0.76	AUM	\$1,118.42	\$850	\$68,000
Totals:	80.00						\$68,000

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	80.00	Acres	1.00	Acre	\$18.00	100%	\$40	\$1,440
Totals:							\$40	\$1,440

Sale Details for NE-CHERRY-2016-29

State: NE County: CHERRY
 Seller: Runner, Douglas
 Buyer: GEM Valley LLC

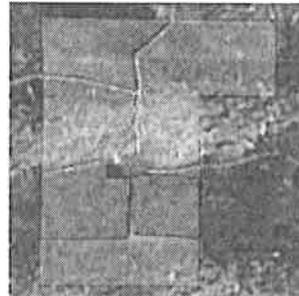
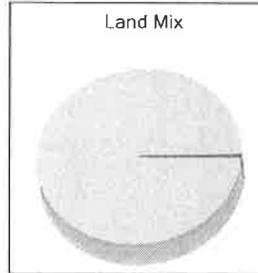
Status: Complete
 S-T-R: 3-27N-39W

Date of Sale: 12/20/2016
 Sale Price: \$882,993

Total Acres: 1,279.70
 \$/Acre: \$690

Average Rating: 0.00
 Total AU: 81

Method of Sale: Private Sale
 Property Type: Pasture Unit
 Improvements: No
 Improvement Value: \$0
 Cap Rate: 1.93%
 Taxes: \$4,056
 GIM: 41.00
 Nearest Town: Merriman
 Distance (Miles): 27



Land Information

Inventory	Acres	Land Mix	Rating	Units	\$/Unit	\$/Acre	Total
Building Site/Lot - Agricultural	4.70	0% ●	0.00		\$0.00	\$690	\$3,243
Pasture - Sandhills - Average	1,275.00	100% ○	0.76	AUM	\$907.89	\$690	\$879,750
Totals:	1,279.70						\$882,993

Income Information

Inventory	# of Units	Desc.	# of Units	Desc.	\$/Unit	LL %	LL Exp	Total
Pasture/Acre	1279.70	Acres	1.00	Year	\$17.00	100%	\$640	\$21,755
Totals:							\$640	\$21,755

Farm Credit Services of America Appraisal Department
Land Sale Summary

Summary Information

Inventory Summary - Detailed

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Building Site/Lot - Agricultural	2	\$690	\$780	\$735	0.00		\$0.00	\$0.00	\$0.00
Building Site/Lot - Agricultural	3	\$1,500	\$2,100	\$1,727	1.00	SPI	\$1,500.00	\$2,100.00	\$1,726.67
Cropland - Sprinkler Irrigated - Average	1	\$4,325	\$4,325	\$4,325	50.84	SRPG	\$85.07	\$85.07	\$85.07
Meadow/Hay Land - Average	2	\$1,057	\$1,400	\$1,229	1.45	AUM	\$749.65	\$939.60	\$844.63
Pasture - Above Average	1	\$0	\$0	\$0	0.82	AUM	\$0.00	\$0.00	\$0.00
Pasture - Average	1	\$1,050	\$1,050	\$1,050	0.72	AUM	\$1,458.33	\$1,458.33	\$1,458.33
Pasture - Sandhills - Average	12	\$494	\$918	\$754	0.76	AUM	\$602.13	\$1,224.59	\$988.98
Pasture - Sandhills - Below Average	3	\$570	\$716	\$629	0.68	AUM	\$863.64	\$980.82	\$917.85
Roads & Waste	2	\$0	\$0	\$0	0.00		\$0.00	\$0.00	\$0.00

Inventory Summary - General

Inventory Type	Count	\$/Acre Min	\$/Acre Max	\$/Acre Avg	Avg Rating	Units	\$/Unit Min	\$/Unit Max	\$/Unit Avg
Building Site/Lot - Agricultural	2	\$690	\$780	\$735	0.00		\$0.00	\$0.00	\$0.00
Building Site/Lot - Agricultural	3	\$1,500	\$2,100	\$1,727	1.00	SPI	\$1,500.00	\$2,100.00	\$1,726.67
Cropland - Sprinkler Irrigated	1	\$4,325	\$4,325	\$4,325	50.84	SRPG	\$85.07	\$85.07	\$85.07
Meadow/Hay Land	2	\$1,057	\$1,400	\$1,229	1.45	AUM	\$749.65	\$939.60	\$844.63
Pasture	2	\$0	\$1,050	\$525	0.77	AUM	\$0.00	\$1,458.33	\$729.17
Pasture - Sandhills	15	\$494	\$918	\$729	0.75	AUM	\$602.13	\$1,224.59	\$974.75
Roads & Waste	2	\$0	\$0	\$0	0.00		\$0.00	\$0.00	\$0.00

Sales Summary

	Min	Max	Average	STD Dev
Total Acres	80.00	8,547.00	2,093.09	2,597.84
\$/Acre	\$0.00	\$1,250.00	\$750.39	\$255.62
Rating/Acre	0.00	50.84	3.17	12.29
AU	5.00	619.00	138.06	180.19
Cap Rate	0.00%	2.42%	1.79%	0.57%
GIM	0.00	51.00	37.76	11.95

Total Sales: 17

Copyright © 2011 by Farm Credit Services of America ("FCSAmerica"). All rights reserved. The data contained herein may have been provided or offered by third parties that are not affiliated with or otherwise connected with FCSAmerica. The content hereof ("Content") shall not be used for any unlawful purposes or provided to any third parties. FCSAmerica and any third party providers, as well as their directors, officers, shareholders, employees or agents (collectively "FCSAmerica Parties") are not responsible for any errors or omissions, regardless of the cause, or for the results obtained from the use of the Content. The Content is provided on an "as is" basis and includes statements of opinion as of the date they are expressed and not recommendations regarding any investment decisions. FCSAMERICA PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. In no event shall FCSAmerica Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs) in connection with any use of the Content even if advised of the possibility of such damages. Under no circumstances whatsoever shall FCSAmerica Parties' liability exceed the amount, if any, paid to FCSAmerica for access to said Content. While FCSAmerica has obtained information from sources it believes to be reliable and has made attempts to verify the Content, FCSAmerica Parties do not guarantee the accuracy, completeness, or timeliness of the Content.