Minimal Sales used to set 2009 values

Number	Deed & Page	Market Area	ID Numbers	Impr Value	Site Value	Comments
1	68-717	1	530007908	0	1980	8.994 acres of abandoned NV structures
2	68-722	2	530004089	1290	220	bin
3	69-213	3	530028123	2810	225	Buyer from Anoka, MH - no value to bins
4	69-286	3	530026996	0	2945	abandoned home site, IOLL (sheds) to another
5	69-418	1	530065533	300	230	old school house
6	69-441	2	530015994	0	5450	Bare land when purchased, now a home & garage
7	69-463	1	530013495, etc	540	3500	abandoned homesite and one cattle shed
8	69-49	2	530008025&530008270	0	435	1.985 acres of abondoned site, now a pole bldg.
9	69-665	2	530004690	3130	220	3 bins
10	69-668	3	530027631	1630	220	2 bins
11	69-688	4	530025809, etc	4785	220	quonset - buyer from Salt Lake City, Utah
12	69-690	3	530027097	645	230	bin
13	69-693	3	530026716	280	220	shed
14	69-791	3	530019655	1755	220	bin
15	69-792	3	530022699	6700	220	3 bins
16	70-284	3	530027372, etc	4145	2945	abandoned house & bldgs
17	70-397	2	530014491	15	220	old shed
18	70-399	1	530013495	540	3500	abandoned homesite and one cattle shed
19	70-422	3	530012510	360	240	old garage
20	70-455	3	530027186	4480	240	old grainary

RECEIVED
APR 30 2009
TAX EQUALIZATION
AND REVIEW COMMISSION

tabbies
EXHIBIT
2009 Equal.
20
62PP.

EX203:1

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530007908

Report ID: No Reporting ID Selected

Comments:

Legal Dsc: ALL 24-13-59 (CARD #10)

Sc Tn Rg: 24 13 59 Acres: 627.377

Title/Deed Information

Book Num: 68 Sale Date: 09/01/2005

Page/Ext: 717 718 Sale Amt: 165,000.00

Title / Deed Name & Address: CODY SYSTEMS INC

P.O. BOX 228

PLATTEVILLE WI 53818

History | Add (+) | Current

Lots | Permits | CAMA | GIS | Reg Deed | Taxes Due | Payments

Address | Codes | Greenbelt | Values | Assesmnt | Growth | Land

Current Picture

Sketch / Picture

	Previous Year (2008)		Current Year (2009)		Change
Dwelling	0	Tax Amounts 1BJ 1.748813	0	Tax Amounts 1BJ 1.748813	0
Outbuild	0		0		0
Land/Lot	120,340		121,220		880
Total Val	120,340	2,104.52	121,220	2,119.92	880
Exempt	0	0.00	0	0.00	0
Taxable	120,340	2,104.52	121,220	2,119.92	880
Market	0	0.00	0	0.00	Taxable Value (Net Change)

Last Updated: 02/18/2009 By: GIS

Update | Cancel | Delete | Apply

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 2:07:09 PM Page: 1

530007908 CODY SYSTEMS INC

PARCEL ID #: 0530007908 MAP #: - - -5300-7908

OWNER NAME AND ADDRESS
CODY SYSTEMS INC

P.O. BOX 228
PLATTEVILLE, WI 53818

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	121,220	Market Value:
Total Valuation:	121,220	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	120,340	Market Value:
Total Valuation:	120,340	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 3113-24- - - -1
Cadastral: - - - -
Book & Page: 68 -717
Legal Description: S-T-R: 24-13-59 ACRES: 627.377 ALL 24-13-59 (CARD #10)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1735	DRY	2D	N	164.520	240	39,485				
1745	DRY	2D	N	154.406	240	37,055				
6041	DRY	4D1	N	230.584	135	31,130				
	DRY Sub Total:			549.510		107,670				
1660	GRAS	4G	N	13.510	125	1,690				
1735	GRAS	2G	N	40.447	200	8,090				
1745	GRAS	2G	N	1.694	200	340				
6041	GRAS	4G1	N	11.136	130	1,450				
	GRAS Sub Total:			66.787		11,570				
802	FARM802	802	N	8.994	220	1,980				
	FARM802 Sub To			8.994		1,980				
ROAD	ROAD	ROAD	N	2.086						
	ROAD Sub Total:			2.086						
	Grand Total:			627.377		121,220				

*** End Of Report ***

EX203:3

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530004089

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: NE 1/4 31-13-54 (CARD #75)

Sc Tn Rg: 31 | 13 | 54 Acres: 165.483

Title/Deed Information

BookNum: ~~69~~ 68 Sale Date: 03/08/2007

Page/Ext: ~~647~~ 722 Sale Amt: 0.00

Title / Deed Name & Address:

CAULEY/DENNIS LEE (REVOCABLE TRUST

1424 TRENT COURT

CHEYENNE WY 82009

History | Add (+) | Current

Pictures

GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

008)	Current Year (2009)		Change
	0		0
Amounts 1D	1,290	Tax Amounts 1D	0
709713	31,260	1.709713	10,570
30	32,550	556.52	10,570
	0	0.00	0
30	32,550	556.52	10,570
	0	0.00	0

Last Updated: 02/18/2009 By: GIS

Update | Cancel | Delete | Apply

start

2 of 2 (31)
9-19-05
Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name: Dennis Cauley Phone Number (307)634-5887
Legal Description NW 1/4 & NE 1/4 31-13-54
Book 68 Page 722

2. Type of sale: Broker & List Auction Gov. Agency (Private) Sheriff's Sale Bankruptcy, Estate

3. How did you learn the property was for sale? Word of Mouth X Realtor Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated X Other ___
If appraised, what was the appraised value? Appraiser's Name

5. How long was the property on the market? ___ Months ___ Years ___ Weeks X Days

6a. Were any changes made to the property before the date of sale? No
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property?
If so, what? No

7. Have any changes been made to the property since the date of the sale? No
If so, what?

8. Was there non-real (personal) property in the sale? No Estimated Value? -0-
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No X
10. Were buyer and seller related? How?	Yes	No X
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No X
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No X
13. Does buyer own other property near by? Distance away?	Yes X	No
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe:	Yes	No X
15. Does the parcel have building(s)? If yes, describe briefly	Yes X	No
16. Do the building(s) add to the value of the property?	Yes X	No
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes X	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature [signature] ***Date*** 9/28/05
Phone Number

EX203:5

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 2:08:29 PM Page: 1

530004089 CAULEY/DENNIS LEE(REVOCABLE TRUST

PARCEL ID #: 0530004089 MAP #: - - -5300-4089

OWNER NAME AND ADDRESS	CURRENT VALUATION		CURRENT MARKET
CAULEY/DENNIS LEE(REVOCABLE TRUST	Dwell/Bldgs:		
	Other Improv:	1,290	
	Land/Lots:	31,260	Market Value:
1424 TRENT COURT	Total Valuation:	32,550	
CHEYENNE, WY 82009			

	PREVIOUS VALUATION		PREVIOUS MARKET
	Dwell/Bldgs:		
	Other Improv:	1,290	
	Land/Lots:	20,690	Market Value:
	Total Valuation:	21,980	

Tax District: 35 1D
Base School: 53-0001
Affiliation:
Unification:
County Area: 2
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 3103-31- - - -1
Cadastral: - - - -
Book & Page: 69 -647
Legal Description: S-T-R: 31-13-54 ACRES: 165.483 NE 1/4 31-13-54 (CARD #75)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1524	DRY	4D	N	0.539	145	80				
1739	DRY	3D1	N	110.588	210	23,225				
6041	DRY	4D1	N	53.390	145	7,740				
	DRY Sub Total:			164.517		31,045				
802	FARM802	802	N	0.966	220	215				
	FARM802 Sub To			0.966		215				
	Grand Total:			165.483		31,260				

*** End Of Report ***

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530028123

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: ALL 14-16-58 (CARD #21)

Sc Tn Rg: 14 | 16 | 58 Acres: 627.794

Title/Deed Information

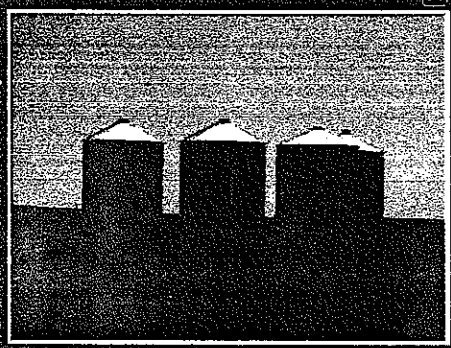
BookNum: 69 Sale Date: 05/01/2006

Page/Ext: 213 Sale Amt: 150,000.00

Title / Deed Name & Address:
STRATTON FARM COMPANY LLC
660 RIVER LANE
ANOKA MN 55303

History | Add (+) | Current

Pictures



GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

90B)	Current Year (2009)		Change
	0		0
Amounts 1BJ	2,810	Tax Amounts 1BJ	0
748813	115,430	1.748813	21,850
5.68	118,240	2,067.80	21,850
	0	0.00	0
5.68	118,240	2,067.80	21,850
	0	0.00	0

Update | Cancel | Delete | Apply

start

 6-2-06 Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: Buyer Seller RE Agent/Broker Attorney Other
Name: Stratton Farm Company LLC Phone Number (763) 712-8876
Legal Description All 14-16-58
Book 69 Page 213

2. Type of sale: Broker & List Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth Realtor Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated ✓ Other
If appraised, what was the appraised value? Appraisers Name

5. How long was the property on the market ? Months Years Weeks Days Don't Know

5a. Were any changes made to the property before the date of sale? no
If so, what?
5b. Are there any repairs or remodeling that needs to be done with the property? no
If so, what?

7. Have any changes been made to the property since the date of the sale? fence Repairs
If so, what?

8. Was there non-real (personal) property in the sale? yes Estimated Value? $40,000
If so, what? Growing Crop, 5 grain Storage Bins, Windmill, fencing

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No
10. Were buyer and seller related? How?	Yes	No
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No N A
13. Does buyer own other property near by? Distance away?	Yes	No
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe:	Yes	No
15. Does the parcel have building(s)? If yes, describe briefly	Yes	No
16. Do the building(s) add to the value of the property?	Yes	No N/A
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	No N/A

18. If Yes on Question 11. Cash rent dollar per acre N/A
IRR Dry Grass Quality Good Avg Poor

Signature Stratton Farm CO LLC by R G Stratton manager Date 6-5-06
Phone Number 763-712-8876

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:32:48 PM Page: 1

530028123 STRATTON FARM COMPANY LLC

PARCEL ID #: 0530028123 MAP #: - - -5300-28123

OWNER NAME AND ADDRESS
STRATTON FARM COMPANY LLC

660 RIVER LANE
ANOKA, MN 55303

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	2,810	
Land/Lots:	115,430	Market Value:
Total Valuation:	118,240	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	2,810	
Land/Lots:	93,580	Market Value:
Total Valuation:	96,390	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2525-14- - - -1
Cadastral: - - - -
Book & Page: 69 -213
Legal Description: S-T-R: 14-16-58 ACRES: 627.794 ALL 14-16-58 (CARD #21)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1500	DRY	2D	N	42.506	210	8,925				
1508	DRY	4D1	N	123.701	140	17,320				
1511	DRY	2D	N	63.433	210	13,320				
1512	DRY	2D1	N	64.084	240	15,380				
5800	DRY	1D	N	72.015	290	20,885				
6032	DRY	4D	N	7.373	130	960				
6041	DRY	4D1	N	16.362	140	2,290				
	DRY Sub Total:			389.474		79,080				
1500	GRAS	2G	N	0.072	200	15				
1508	GRAS	4G1	N	52.214	140	7,310				
1511	GRAS	2G	N	4.551	200	910				
1512	GRAS	2G1	N	4.588	230	1,055				
1739	GRAS	3G1	N	17.785	190	3,380				
5800	GRAS	1G	N	26.453	275	7,275				
6032	GRAS	4G	N	114.564	130	14,895				
6041	GRAS	4G1	N	9.176	140	1,285				
	GRAS Sub Total:			229.403		36,125				
802	FARM802	802	N	1.027	220	225				
	FARM802 Sub To			1.027		225				
ROAD	ROAD	ROAD	N	7.890						
	ROAD Sub Total:			7.890						
	Grand Total:			627.794		115,430				

*** End Of Report ***

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530026996

Report ID: No Reporting ID Selected

Comments:

Legal Dsc: ALL 27-16-56 (CARD #46)

Sc Tn Rg: 27 16 56 Acres: 647.830

Title/Deed Information

Book Num: 69 Sale Date: 06/09/2006

Page/Ext: 286 287 Sale Amt: 120,000.00

Title / Deed Name & Address: LARKIN/JUDE D

3515 ROAD 48 N

KIMBALL NE 69145

History | Add (+) | Current

Lots | Permits | CAMA | GIS | Reg Deed | Taxes Due | Payments

Address | Codes | Greenbelt | Values | Assesmnt | Growth | Land

	Previous Year (2008)		Current Year (2009)		Change
Dwelling	0		0		0
Outbuild	0	Tax Amounts 1K	0	Tax Amounts 1K	0
Land/Lot	99,085	1.683906	121,570	1.683906	22,485
Total Val	99,085	1,668.50	121,570	2,047.12	22,485
Exempt	0	0.00	0	0.00	0
Taxable	99,085	1,668.50	121,570	2,047.12	22,485
Market	0	0.00	0	0.00	0

Current Picture

Sketch / Picture

Last Updated: 02/18/2009 By: GIS

Update | Cancel | Delete | Apply

2 of 2 (24) Ag 7-10-06

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name: Jude D. Larkin Phone Number (308)235-2200
Legal Description all 27-16-56
Book 69 Page 286-287

2. Type of sale: Broker & List Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? (Word of Mouth) Realtor Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated X Other ___
If appraised, what was the appraised value? ___ Appraisers Name ___

5. How long was the property on the market ? X Months ___ Years ___ Weeks ___ Days

6a. Were any changes made to the property before the date of sale? No
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? No
If so, what?

7. Have any changes been made to the property since the date of the sale? No
If so, what?

8. Was there non-real (personal) property in the sale? No Estimated Value? ___
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	(No)
10. Were buyer and seller related? How?	Yes	(No)
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	(No)
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	(No)
13. Does buyer own other property near by? Distance away?	(Yes)	No
14. Was there motivation for selling or buying the property? Location, zoning, water, other? EDUCATION Describe:	(Yes)	No
15. Does the parcel have building(s)? If yes, describe briefly	Yes	(No)
16. Do the building(s) add to the value of the property?	Yes	(No)
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature Jude Larkin ***Date*** 7-14-06
Phone Number 307 286 2339

EX203:11

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:32:24 PM Page: 1**

530026996 LARKIN/JUDE D

PARCEL ID #: 0530026996 MAP #: - - -5300-26996

OWNER NAME AND ADDRESS
LARKIN/JUDE D

3515 ROAD 48 N
KIMBALL, NE 69145

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	121,570	Market Value:
Total Valuation:	121,570	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	99,085	Market Value:
Total Valuation:	99,085	

Tax District: 25 1K
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 2529-27- - - -1
Cadastral: - - - -
Book & Page: 69 -286
Legal Description: S-T-R: 27-16-56 ACRES: 647.83 ALL 27-16-56 (CARD #46)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1500	DRY	2D	N	21.931	210	4,605				
1508	DRY	4D1	N	164.941	140	23,090				
1511	DRY	2D	N	143.343	210	30,100				
1578	DRY	4D	N	7.174	130	935				
5800	DRY	1D	N	104.789	290	30,390				
	DRY Sub Total:			442.178		89,120				
1500	GRAS	2G	N	2.395	200	480				
1508	GRAS	4G1	N	12.635	140	1,770				
1511	GRAS	2G	N	6.243	200	1,250				
1578	GRAS	4G	N	82.745	130	10,755				
1739	GRAS	3G1	N	14.269	190	2,710				
6032	GRAS	4G	N	29.676	130	3,860				
6041	GRAS	4G1	N	13.969	140	1,955				
	GRAS Sub Total:			161.932		22,780				
801	FARM801	801	N	1.000	2,725	2,725				
	FARM801 Sub To			1.000		2,725				
802	FARM802	802	N	6.626	220	1,460				
	FARM802 Sub To			6.626		1,460				
ROAD	ROAD	ROAD	N	4.061						
	ROAD Sub Total:			4.061						
1508	CRP	4C1	N	24.293	155	3,765				
1511	CRP	2C	N	3.420	305	1,045				
1578	CRP	4C	N	2.183	155	340				
6032	CRP	4C	N	0.115	155	20				
6041	CRP	4C1	N	2.022	155	315				
	CRP Sub Total:			32.033		5,485				
	Grand Total:			647.830		121,570				

*** End Of Report ***

EX203:12

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530065533

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: NE 1/4 (EXC, S 33') 34-13-57 (CARD #59A)

Sc Tn Rg: 34 | 13 | 57 Acres: 161.512

Title/Deed Information

BookNum: 69 Sale Date: 09/11/2006

Page/Ext: 418 Sale Amt: 52,000.00

Title / Deed Name & Address: BLACK/ABRAHAM(TRUSTEE

2832 OLIVE DR

CHEYENNE WY 82001

History | Add (+) | Current

Pictures

Reg Deed | Taxes Due | Payments

Assesmnt | Growth | Land

Current Year (2008)		Change
0		0
300	Tax Amounts 1BJ 1.748813	0
31,885		-5,150
32,185	562.86	-5,150
0	0.00	0
32,185	562.86	-5,150
0	0.00	0

Update | Cancel | Delete | Apply

Sketch

Last Upde

start

2 of 2 (33)

9-21-06

Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name: Abraham Black Trustee Phone Number (307) 634-8740
Legal Description W1/2 34-13-57
Book 69 Page 420

2. Type of sale: Broker & List Auction Gov. Agency (Private) Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth Realtor [Newspaper] Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated X Other ___
If appraised, what was the appraised value? ___ Appraisers Name ___

5. How long was the property on the market? ___ Months ? Years ? Weeks ? Days ?

6a. Were any changes made to the property before the date of sale? no
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? yes
If so, what? Paint sheet house On NE 1/4 34-13-57

7. Have any changes been made to the property since the date of the sale? no
If so, what?

8. Was there non-real (personal) property in the sale? no Estimated Value?
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No ✓
10. Were buyer and seller related? How?	Yes	No ✓
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No ✓
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No ✓
13. Does buyer own other property near by? Distance away?	Yes	No ✓
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe:	Yes	No ✓
15. Does the parcel have building(s)? If yes, describe briefly	Yes ~~✓~~	No ✓ no
16. Do the building(s) add to the value of the property?	Yes	(No) no
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	(No)

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature Abraham Black *Date* 12-18-06
Phone Number ~~307-634-8740~~

EX203:14

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:33:43 PM Page: 1

530065533 BLACK/ABRAHAM(TRUSTEE

PARCEL ID #: 0530065533 MAP #: - - -5300-65533

OWNER NAME AND ADDRESS
BLACK/ABRAHAM(TRUSTEE

2832 OLIVE DR
CHEYENNE, WY 82001

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	300	
Land/Lots:	31,885	Market Value:
Total Valuation:	32,185	

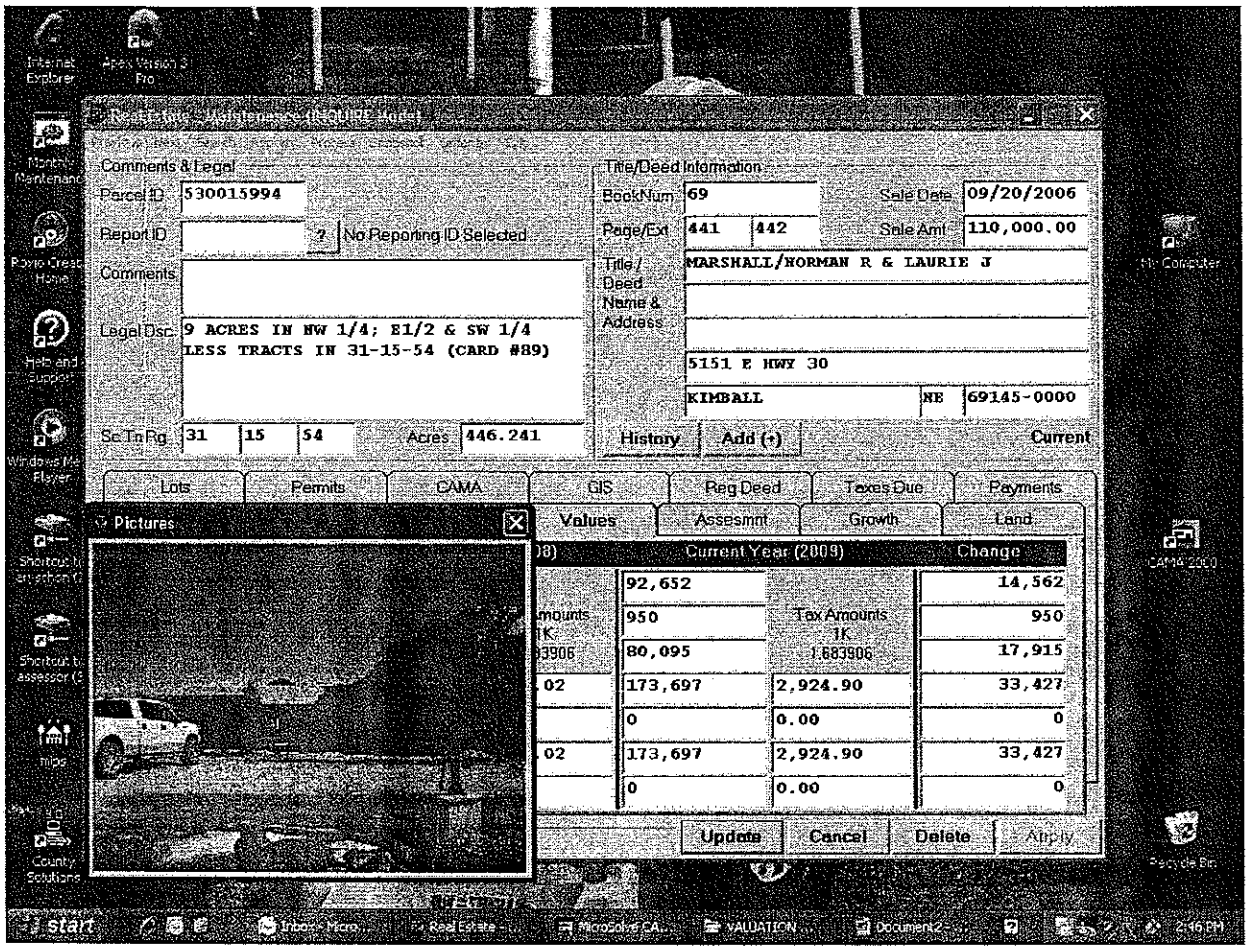
PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	300	
Land/Lots:	37,035	Market Value:
Total Valuation:	37,335	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 01 05 00 03 00 09
GEO Code: 3109-34- - - -3
Cadastral: - - - -
Book & Page: 69 -418
Legal Description: S-T-R: 34-13-57 ACRES: 161.512 NE 1/4 (EXC, S 33') 34-13-57 (CARD #59A)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1524	GRAS	4G	N	19.371	125	2,420				
1739	GRAS	3G1	N	2.866	160	460				
1744	GRAS	2G	N	0.133	200	25				
6032	GRAS	4G	N	8.592	125	1,075				
6041	GRAS	4G1	N	23.841	130	3,100				
	GRAS Sub Total:			54.803		7,080				
802	FARM802	802	N	1.045	220	230				
	FARM802 Sub To			1.045		230				
ROAD	ROAD	ROAD	N	4.044						
	ROAD Sub Total:			4.044						
1524	CRP	4C	N	65.366	215	14,055				
1744	CRP	2C	N	25.951	320	8,305				
6032	CRP	4C	N	0.196	215	40				
6041	CRP	4C1	N	10.107	215	2,175				
	CRP Sub Total:			101.620		24,575				
	Grand Total:			161.512		31,885				

*** End Of Report ***

EX203:15



↑ Started 2007

2 of 2 (35)
10-16-06
Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name: Norman R & Laurie J. Marshall Phone Number (806) 336-4358
Legal Description 9 acres in NW 1/4; E 1/2 of SW 1/4 Less Tracts
31-15-54 Book 69 Page 441-442

2. Type of sale: (Broker & List) Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth Realtor ✓ Newspaper Other ____

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated ✓ Other ____
If appraised, what was the appraised value? ____ Appraisers Name ____

5. How long was the property on the market ? ? Months ____ Years ____ Weeks ____ Days ____

6a. Were any changes made to the property before the date of sale? No
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? No
If so, what?

7. Have any changes been made to the property since the date of the sale? yes
If so, what? Prep for New home -

8. Was there non-real (personal) property in the sale? No Estimated Value? ____
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No ✓
10. Were buyer and seller related? How?	Yes	No ✓
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No ✓
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No ✓
13. Does buyer own other property near by? Distance away?	Yes	No ✓
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Rural grass land - Describe:	Yes ✓	No
15. Does the parcel have building(s)? If yes, describe briefly ____	Yes	No ✓
16. Do the building(s) add to the value of the property?	Yes	No ✓
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	No ✓

18. If Yes on Question 11. Cash rent dollar per acre
IRR ____ Dry ____ Grass ____ Quality Good ____ Avg ____ Poor ____

Signature [signature] *Date* 1-10-07
Phone Number 806 336-4358

EX203:17

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:34:29 PM Page: 1**

530015994 MARSHALL/NORMAN R & LAURIE J

PARCEL ID #: 0530015994 MAP #: - - -5300-15994

OWNER NAME AND ADDRESS
MARSHALL/NORMAN R & LAURIE J

5151 E HWY 30
KIMBALL, NE 69145-0000

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:	92,652	
Other Improv:	950	
Land/Lots:	80,095	Market Value:
Total Valuation:	173,697	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:	78,090	
Other Improv:		
Land/Lots:	62,180	Market Value:
Total Valuation:	140,270	

Tax District: 25 1K
Base School: 53-0001
Affiliation:
Unification:
County Area: 2
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2807-31- - - -1
Cadastral: - - - -
Book & Page: 69 -441
Legal Description: S-T-R: 31-15-54 ACRES: 446.241 9 ACRES IN NW 1/4; E1/2 & SW 1/4 LESS TRACTS IN 31-15-54 (CARD #89)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
800	HOME800	800	N	1.000	5,450	5,450				
	HOME800 Sub To			1.000		5,450				
1327	GRAS	2G1	N	24.713	230	5,685				
1508	GRAS	4G1	N	15.380	165	2,540				
1745	GRAS	2G	N	14.273	225	3,210				
5867	GRAS	2G	N	6.881	225	1,550				
6032	GRAS	4G	N	339.585	160	54,335				
6041	GRAS	4G1	N	44.409	165	7,325				
	GRAS Sub Total:			445.241		74,645				
	Grand Total:			446.241		80,095				

*** End Of Report ***

EX203:18

Document2 - Microsoft Word

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530013495

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: NW 1/4 LESS 1.54 ACRES 13-14-58 (CARD #36)

Sc Tn Rg: 13 | 14 | 58 Acres: 160.111

Title/Deed Information

BookNum: ~~70~~ 69 Sale Date: 01/15/2008

Page/Ext: ~~399~~ 463 Sale Amt: ~~241,200.00~~ 176,450.00

Title / Deed Name & Address: MS BAR CATTLE LLC

PO BOX 386

CHEYENNE WY 82003

History | Add (+) | Current

Lots | Permits | CAMA | GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
Amounts 1BJ	540	Tax Amounts 1BJ	-1,070
748813	26,480	1.748813	5,910
0	27,020	472.54	4,840
	0	0.00	0
0	27,020	472.54	4,840
	0	0.00	0

Update | Cancel | Delete | Apply

Pictures

SOLD AGAIN - DEED ~~70~~ - PG 399

$ 241,200.00

2 of 2 (36)
10-18-06
Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name James H. & Mandy F. White Phone Number (307) 245-3032
Legal Description S1/2 12-14-58; NW1/4 13-14-58; S1/2 NE1/4; SE1/4 14-14-58 Book 69 Page 463

2. Type of sale: Broker & List Auction Gov. Agency (Private) Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? (Word of Mouth) Realtor Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable X Negotiated ___ Other ___
If appraised, what was the appraised value? ___ Appraisers Name ___

5. How long was the property on the market ? ___ Months ___ Years ___ Weeks ___ Days

6a. Were any changes made to the property before the date of sale? ___
If so, what? ___
6b. Are there any repairs or remodeling that needs to be done with the property? ___
If so, what?

7. Have any changes been made to the property since the date of the sale? ___
If so, what?

8. Was there non-real (personal) property in the sale? ___ Estimated Value? ___
If so, what? ___

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	(No)
10. Were buyer and seller related? How?	Yes	(No)
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	(No)
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	(No)
13. Does buyer own other property near by? Distance away?	Yes	(No)
14. Was there motivation for selling or buying the property? Location, zoning, water, other? ___ Describe:	Yes	(No)
15. Does the parcel have building(s)? If yes, describe briefly Little open front shed	(Yes)	No
16. Do the building(s) add to the value of the property?	Yes	(No)
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	(Yes)	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature James H. White *Date* 10/23/06
Phone Number 307-245-3032

EX203:20

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:35:12 PM Page: 1**

530013495 NS BAR CATTLE LLC

PARCEL ID #: 0530013495 MAP #: - - -5300-13495

OWNER NAME AND ADDRESS
NS BAR CATTLE LLC

PO BOX 386
CHEYENNE, WY 82003

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	540	
Land/Lots:	26,480	Market Value:
Total Valuation:	27,020	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	1,610	
Land/Lots:	20,570	Market Value:
Total Valuation:	22,180	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address: 2671 RD 13 W PINE BLUFFS WY 82082
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2821-13- - - -4
Cadastral: - - - -
Book & Page: 70 -399
Legal Description: S-T-R: 13-14-58 ACRES: 160.111 NW 1/4 LESS 1.54 ACRES 13-14-58 (CARD #36)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1327	GRAS	2G1	N	36.376	225	8,185				
5965	GRAS	2G	N	1.398	200	280				
6032	GRAS	4G	N	106.057	125	13,255				
6041	GRAS	4G1	N	9.695	130	1,260				
	GRAS Sub Total:			153.526		22,980				
801	FARM801	801	N	1.000	2,725	2,725				
	FARM801 Sub To			1.000		2,725				
802	FARM802	802	N	3.518	220	775				
	FARM802 Sub To			3.518		775				
ROAD	ROAD	ROAD	N	2.067						
	ROAD Sub Total:			2.067						
	Grand Total:			160.111		26,480				

*** End Of Report ***

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:35:28 PM Page: 1**

530013444 NS BAR CATTLE LLC

PARCEL ID #: 0530013444 MAP #: - - -5300-13444

OWNER NAME AND ADDRESS
NS BAR CATTLE LLC

PO BOX 386
CHEYENNE, WY 82003

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	45,470	Market Value:
Total Valuation:	45,470	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	42,770	Market Value:
Total Valuation:	42,770	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 2821-12- - - -3
Cadastral: - - - -
Book & Page: 70 -399
Legal Description: S-T-R: 12-14-58 ACRES: 272.88 S 1/2, EXC. 47.50 A. 12-14-58 (CARD #32)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1327	DRY	2D1	N	72.619	260	18,880				
6032	DRY	4D	N	5.442	135	735				
6041	DRY	4D1	N	13.775	135	1,860				
	DRY Sub Total:			91.836		21,475				
1327	GRAS	2G1	N	12.712	225	2,860				
5965	GRAS	2G	N	0.747	200	150				
6032	GRAS	4G	N	115.051	125	14,380				
6041	GRAS	4G1	N	50.811	130	6,605				
	GRAS Sub Total:			179.321		23,995				
ROAD	ROAD	ROAD	N	1.723						
	ROAD Sub Total:			1.723						
	Grand Total:			272.880		45,470				

*** End Of Report ***

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:35:50 PM Page: 1

530013541 NS BAR CATTLE LLC

PARCEL ID #: 0530013541 MAP #: - - -5300-13541

OWNER NAME AND ADDRESS
NS BAR CATTLE LLC

PO BOX 386
CHEYENNE, WY 82003

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	36,140	Market Value:
Total Valuation:	36,140	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	28,565	Market Value:
Total Valuation:	28,565	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 2821-14- - - -4
Cadastral: - - - -
Book & Page: 70 -399
Legal Description: S-T-R: 14-14-58 ACRES: 233.556 S 1/2 NE 1/4 AND SE 1/4 14-14-58 (CARD #41)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1327	DRY	2D1	N	30.732	260	7,990				
6032	DRY	4D	N	0.066	135	10				
6041	DRY	4D1	N	5.463	135	740				
	DRY Sub Total:			36.261		8,740				
1327	GRAS	2G1	N	20.038	225	4,510				
1500	GRAS	2G	N	9.325	200	1,865				
5965	GRAS	2G	N	3.543	200	710				
6032	GRAS	4G	N	134.432	125	16,805				
6041	GRAS	4G1	N	27.005	130	3,510				
	GRAS Sub Total:			194.343		27,400				
ROAD	ROAD	ROAD	N	2.952						
	ROAD Sub Total:			2.952						
	Grand Total:			233.556		36,140				

*** End Of Report ***

8

1 of 2

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530908270

Report ID: No Reporting ID Selected

Comments:

Legal Dsc: E 1/2 9-14-53 (CARD #26)

Sc Tn Rg: 09 14 53 Acres: 306.032

Title/Deed Information

Book Num: 69 Sale Date: 11/30/2005

Page/Ext: 49 Sale Amt: 0.00

Title / Deed Name & Address: TUXHORN/BRUCE

P.O. BOX 3262

HAILEY ID 83333

History Add (+) Current

Lots | Permits | CAMA | GIS | Reg Deed | Taxes Due | Payments

Address | Codes | Greenbelt | Values | Assesmnt | Growth | Land

Current Picture

Sketch / Picture

	Previous Year (2008)		Current Year (2009)		Change
Dwelling	0	Tax Amounts 9PRC 1.725861	0	Tax Amounts 9PRC 1.725861	0
Outbuild	0		0		0
Land/Lot	58,455		68,615		10,160
Total Val	58,455	1,008.86	68,615	1,184.20	10,160
Exempt	0	0.00	0	0.00	0
Taxable	58,455	1,008.86	68,615	1,184.20	10,160
Market	0	0.00	0	0.00	0

Last Updated: 02/18/2008 By: GIS

Update Cancel Delete Apply

EX203:24

2 of 2 #39

Ag

12-12-05

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with (Buyer) Seller RE Agent/Broker Attorney Other
Name: Bruce Tuyhorn Phone Number (308) 788-0822
Legal Description E 1/2; N 1/2 NW 1/4 4-14-53
& E 1/2 9-14-53 Book 69 Page 49

2. Type of sale: Broker & List Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth (Realtor) Newspaper Other

4. How was the price set for this property? Appraised Comparable Negotiated ✓ Other somewhat
If appraised, what was the appraised value? NA Appraisers Name

5. How long was the property on the market? Months Years Weeks Days Don't know

6a. Were any changes made to the property before the date of sale? Not to my knowledge
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? windmill & well
If so, what?

7. Have any changes been made to the property since the date of the sale? Only that I have spent a few days fixing the fence
If so, what?

8. Was there non real (personal) property in the sale? Estimated Value? Not sure what this is?
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	(No)
10. Were buyer and seller related? How?	Yes	(No)
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	(No)
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	(No)
13. Does buyer own other property near by? Distance away?	Yes	No Had some for sale - 5 to six miles away
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe: An opportunity for me to own some land - moving to - Kimball/Dix in the near future.	Yes	No
15. Does the parcel have building(s)? If yes, describe briefly remnants of:	Yes	(No)
16. Do the building(s) add to the value of the property?	Yes	(No) They would decrease it
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	(No) Need to be cleaned up

18. If Yes on Question 11. Cash rent dollar per acre
IRR None Dry Grass Quality Good Avg Poor

Signature Bruce Tuyhorn *Date* Dec 31, 2005
Phone Number 303-822-5354

EX203:25

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:36:48 PM Page: 1

530008270 TUXHORN/BRUCE

PARCEL ID #: 0530008270 MAP #: - - -5300-8270

OWNER NAME AND ADDRESS
TUXHORN/BRUCE

P.O. BOX 3262
HAILEY, ID 83333

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	68,615	Market Value:
Total Valuation:	68,615	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	58,455	Market Value:
Total Valuation:	58,455	

Tax District: 15 9PRC
Base School: 17-0009
Affiliation:
Unification:
County Area: 2
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 2831-9 - - - -1
Cadastral: - - - -
Book & Page: 69 -49
Legal Description: S-T-R: 9-14-53 ACRES: 306.032 E 1/2 9-14-53 (CARD #26)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1508	GRAS	4G1	N	0.655	165	110				
6032	GRAS	4G	N	97.890	160	15,660				
6041	GRAS	4G1	N	38.661	165	6,380				
	GRAS Sub Total:			137.206		22,150				
ROAD	ROAD	ROAD	N	3.791						
	ROAD Sub Total:			3.791						
1500	CRP	2C	N	17.457	375	6,545				
1501	CRP	1C	N	16.935	450	7,620				
1508	CRP	4C1	N	30.879	235	7,255				
1739	CRP	3C1	N	17.753	325	5,770				
6032	CRP	4C	N	2.465	235	580				
6041	CRP	4C1	N	79.546	235	18,695				
	CRP Sub Total:			165.035		46,465				
	Grand Total:			306.032		68,615				

*** End Of Report ***

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:37:14 PM Page: 1**
530008025 TUXHORN/BRUCE

PARCEL ID #: 0530008025 MAP #: - - -5300-8025

OWNER NAME AND ADDRESS
TUXHORN/BRUCE

P.O. BOX 3262
HAILEY, ID 83333

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	8,475	
Land/Lots:	70,000	Market Value:
Total Valuation:	78,475	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	8,475	
Land/Lots:	61,840	Market Value:
Total Valuation:	70,315	

Tax District: 15 9PRC
Base School: 17-0009
Affiliation:
Unification:
County Area: 2
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2831-4 - - - -1
Cadastral: - - - -
Book & Page: 69 -49
Legal Description: S-T-R: 4-14-53 ACRES: 366.154 E 1/2 AND N 1/2 NW 1/4 4-14-53 (CARD #7)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1301	DRY	3D	N	38.340	160	6,135				
1327	DRY	2D1	N	28.145	260	7,320				
1372	DRY	3D	N	19.073	160	3,050				
1508	DRY	4D1	N	19.964	145	2,895				
6032	DRY	4D	N	29.464	145	4,270				
6041	DRY	4D1	N	17.291	145	2,505				
	DRY Sub Total:			152.277		26,175				
1301	GRAS	3G	N	5.840	200	1,170				
1372	GRAS	3G	N	0.001	200					
1501	GRAS	1G	N	4.625	250	1,155				
1508	GRAS	4G1	N	0.001	165					
1578	GRAS	4G	N	27.271	160	4,365				
6032	GRAS	4G	N	134.987	160	21,600				
6041	GRAS	4G1	N	0.119	165	20				
	GRAS Sub Total:			172.844		28,310				
802	FARM802	802	N	1.985	220	435				
	FARM802 Sub To			1.985		435				
ROAD	ROAD	ROAD	N	3.323						
	ROAD Sub Total:			3.323						
1501	CRP	1C	N	31.091	450	13,990				
1578	CRP	4C	N	0.407	235	95				
6032	CRP	4C	N	2.591	235	610				
6041	CRP	4C1	N	1.636	235	385				
	CRP Sub Total:			35.725		15,080				
	Grand Total:			366.154		70,000				

*** End Of Report ***

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530004690

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: W 1/2 EXC. 11.4 A. IN SW 1/4 15-13-55 (CARD #34)

Sc Tn Rg: 15 | 13 | 55 Acres: 314.144

Title/Deed Information

BookNum: 69 Sale Date: 02/02/2007

Page/Ext: 665-666 Sale Amt: 78,000.00

Title / Deed Name & Address: BIRKHOFER/DAMON C & VIRGINIA I

3963 ROAD 20 S

KIMBALL NE 69145

History | Add (+) | Current

Pictures

GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
mounts	3,130	Tax Amounts	0
D	53,100	1D 1.709713	-905
9713	56,230	961.38	-905
	0	0.00	0
	56,230	961.38	-905
	0	0.00	0

Update | Cancel | Delete | Apply

start | Inbox - M... | Personal ... | Real Esta... | 3-02-200... | 4-22-200... | Document... | 1:47 PM

2 of 24 - 3 - 07
Ag
(6)

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name: Damon C. & Virginia I. Birkhofer Phone Number (308)235-2781
Legal Description E1/2 9-13-55 & W1/2 15-13-55
Book 69 Page 665 & 666

2. Type of sale: (Broker & List) Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth (Realtor) Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated ✓ Other ___
If appraised, what was the appraised value? ___ Appraisers Name ___

5. How long was the property on the market? 2 Months ___ Years ___ Weeks ___ Days ___

6a. Were any changes made to the property before the date of sale? no
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? no
If so, what?

7. Have any changes been made to the property since the date of the sale? no
If so, what?

8. Was there non-real (personal) property in the sale? no Estimated Value? ___
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No ✓
10. Were buyer and seller related? How?	Yes	No ✓
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No ✓
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No ✓
13. Does buyer own other property near by? Distance away? 8 miles	Yes ✓	No
14. Was there motivation for selling or buying the property? Location, zoning, water, other? ___ Describe:	Yes	No ✓
15. Does the parcel have building(s)? If yes, describe briefly 2 - 2700 bu. Grain bins & 1 - 5200 bu Bin.	Yes ✓	No
16. Do the building(s) add to the value of the property?	Yes	No ✗
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes ✓	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature [signature] *Date* 11/5/07
Phone Number 308-235-2781

EX203:29

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:37:52 PM Page: 1

530004690 BIRKHOFER/DAMON C & VIRGINIA I

PARCEL ID #: 0530004690 MAP #: - - -5300-4690

OWNER NAME AND ADDRESS
BIRKHOFER/DAMON C & VIRGINIA I

3963 ROAD 20 S
KIMBALL, NE 69145

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	3,130	
Land/Lots:	53,100	Market Value:
Total Valuation:	56,230	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	3,130	
Land/Lots:	54,005	Market Value:
Total Valuation:	57,135	

Tax District: 35 1D
Base School: 53-0001
Affiliation:
Unification:
County Area: 2
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 3105-15- - - -2
Cadastral: - - - -
Book & Page: 69 -666
Legal Description: S-T-R: 15-13-55 ACRES: 314.144 W 1/2 EXC. 11.4 A. IN SW 1/4 15-13-55 (CARD #34)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1524	DRY	4D	N	179.398	145	26,015				
1744	DRY	2D	N	86.063	240	20,655				
6041	DRY	4D1	N	42.526	145	6,165				
	DRY Sub Total:			307.987		52,835				
1744	GRAS	2G	N	0.203	225	45				
	GRAS Sub Total:			0.203		45				
802	FARM802	802	N	0.995	220	220				
	FARM802 Sub To			0.995		220				
ROAD	ROAD	ROAD	N	4.959						
	ROAD Sub Total:			4.959						
	Grand Total:			314.144		53,100				

*** End Of Report ***

EX203:30

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530027631

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: ALL 23-16-57 (CARD #38)

Sc Tn Rg: 23 | 16 | 57 Acres: 640.394

Title/Deed Information

BookNum: ~~71~~ 69 Sale Date: 03/26/2009

Page/Ext: 354 668 Sale Amt: 0.00

Title / Deed Name & Address:
STARGRASS LLC
% JEFF MCINTIRE
140 NORTH GIFFORD ST
ELGIN IL 60120

History | Add (+) | Current

Pictures

GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
mounts	1,630	Tax Amounts	0
BJ		1BJ	
8813	107,480	1.748813	6,770
74	109,110	1,908.14	6,770
	0	0.00	0
74	109,110	1,908.14	6,770
	0	0.00	0

Update | Cancel | Delete | Apply

Redeeded to Stargrass 71-354

2 of 2 (7) 4-5-07 Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: Buyer Seller RE Agent/Broker Attorney Other
Name: Jeffrey & Patricia McIntire Phone Number (847)970-2051
Legal Description all 23-16-57 (2 Deeds)
Book 69 Page 668 & 669

2. Type of sale: Broker & List Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth Realtor Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated ✓ Other ___
If appraised, what was the appraised value? ___ Appraisers Name ___

5. How long was the property on the market? Unknown Months ___ Years ___ Weeks ___ Days ___

6a. Were any changes made to the property before the date of sale? no
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? no
If so, what?

7. Have any changes been made to the property since the date of the sale? no
If so, what?

8. Was there non-real (personal) property in the sale? no Estimated Value? 0
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No
10. Were buyer and seller related? How?	Yes	No
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No
13. Does buyer own other property near by? Distance away? 10 miles	Yes	No
14. Was there motivation for selling or buying the property? Location, zoning, water, other? ___ Describe:	Yes	No
15. Does the parcel have building(s)? If yes, describe briefly ___	Yes	No
16. Do the building(s) add to the value of the property?	Yes	No
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature Jeffrey McIntire *Date* 4-15-07
Phone Number 847-930-1151

EX203:32

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:38:36 PM Page: 1**
530027631 STARGRASS LLC

PARCEL ID #: 0530027631 MAP #: - - -5300-27631

OWNER NAME AND ADDRESS
STARGRASS LLC

% JEFF MCINTIRE
140 NORTH GIFFORD ST
ELGIN, IL 60120

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	1,630	
Land/Lots:	107,480	Market Value:
Total Valuation:	109,110	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	1,630	
Land/Lots:	100,710	Market Value:
Total Valuation:	102,340	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2527-23- - - -1
Cadastral: - - - -
Book & Page: 71 -354
Legal Description: S-T-R: 23-16-57 ACRES: 640.394 ALL 23-16-57 (CARD #38)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1372	DRY	3D	N	118.548	150	17,780				
1500	DRY	2D	N	48.627	210	10,210				
1508	DRY	4D1	N	170.955	140	23,935				
1511	DRY	2D	N	183.642	210	38,565				
1512	DRY	2D1	N	8.733	240	2,095				
6032	DRY	4D	N	2.724	130	355				
6041	DRY	4D1	N	78.621	140	11,005				
	DRY Sub Total:			611.850		103,945				
1372	GRAS	3G	N	9.503	175	1,665				
1512	GRAS	2G1	N	3.296	230	760				
6032	GRAS	4G	N	5.925	130	770				
6041	GRAS	4G1	N	0.846	140	120				
	GRAS Sub Total:			19.570		3,315				
802	FARM802	802	N	1.000	220	220				
	FARM802 Sub To			1.000		220				
ROAD	ROAD	ROAD	N	7.974						
	ROAD Sub Total:			7.974						
	Grand Total:			640.394		107,480				

*** End Of Report ***

11

1 of 1

3-02-2009 2009 ag land values - Microsoft Excel

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530012499

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: E 1/2 EXC. 3.24 A. 13-14-57 (CARD #27)

Sc Tn Rg: 13 | 14 | 57 Acres: 311.704

Title/Deed Information

BookNum: ~~70~~ 69 Sale Date: 07/18/2008

Page/Ext: 680 688 Sale Amt: 110,000.00

Title / Deed Name & Address: AKERT/ROBERT TRAIL BREAK

8501 W VIA MONTOYA DRIVE

PEORIA AZ 85383

History | Add (+) | Current

Pictures

GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
amounts 1K	4,785	Tax Amounts 1K	0
83906	53,835	1.683906	5,545
	58,620	987.12	5,545
	0	0.00	0
	58,620	987.12	5,545
	0	0.00	0

Update | Cancel | Delete | Apply

with 530025809

SOLD = Deed 70-680

EX203:34

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:39:27 PM Page: 1
530012499 AKERT/ROBERT

PARCEL ID #: 0530012499 MAP #: - - -5300-12499

OWNER NAME AND ADDRESS
AKERT/ROBERT

8501 W VIA MONTOYA DRIVE
PEOIA, AZ 85383

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	4,785	
Land/Lots:	53,835	Market Value:
Total Valuation:	58,620	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	4,785	
Land/Lots:	48,290	Market Value:
Total Valuation:	53,075	

Tax District: 25 1K
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2823-13- - - -1
Cadastral: - - - -
Book & Page: 70 -680
Legal Description: S-T-R: 13-14-57 ACRES: 311.704 E 1/2 EXC. 3.24 A. 13-14-57 (CARD #27)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value Sub	Market/Acre	Market Value Sub
1735	DRY	2D	N	10.769	240	2,585		
1744	DRY	2D	N	52.893	240	12,695		
1745	DRY	2D	N	54.022	240	12,965		
6041	DRY	4D1	N	185.339	135	25,020		
	DRY Sub Total:			303.023		53,265		
6041	GRAS	4G1	N	2.697	130	350		
	GRAS Sub Total:			2.697		350		
802	FARM802	802	N	0.999	220	220		
	FARM802 Sub To			0.999		220		
ROAD	ROAD	ROAD	N	4.985				
	ROAD Sub Total:			4.985				
	Grand Total:			311.704		53,835		

*** End Of Report ***

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:39:56 PM Page: 1**

530025809 REICHERT/JERRY & KIMBERLY

PARCEL ID #: 0530025809 MAP #: - - -5300-25809

OWNER NAME AND ADDRESS
REICHERT/JERRY & KIMBERLY

P.O. BOX 97
MINATARE, NE 69356

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	229,660	Market Value:
Total Valuation:	229,660	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	138,180	Market Value:
Total Valuation:	138,180	

Tax District: 25 1K
Base School: 53-0001
Affiliation:
Unification:
County Area: 4
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 2531-33- - - -1
Cadastral: - - - -
Book & Page: 70 -640
Legal Description: S-T-R: 33-16-55 ACRES: 320.791 N 1/2 33-16-55 (CARD #74)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1372	IRRG	3A	N	83.899	850	71,315				
1500	IRRG	2A	N	9.614	950	9,135				
1508	IRRG	4A1	N	13.397	800	10,720				
1510	IRRG	4A1	N	6.275	800	5,020				
1511	IRRG	2A	N	13.457	950	12,785				
1578	IRRG	4A	N	0.058	750	45				
5800	IRRG	1A	N	10.651	1,200	12,780				
6032	IRRG	4A	N	54.321	750	40,740				
6041	IRRG	4A1	N	69.120	800	55,295				
	IRRG Sub Total:			260.792		217,835				
1372	DRY	3D	N	1.471	235	345				
1500	DRY	2D	N	0.194	300	60				
1508	DRY	4D1	N	3.114	190	590				
1510	DRY	4D1	N	0.315	190	60				
1511	DRY	2D	N	0.001	300					
5800	DRY	1D	N	0.709	380	270				
6032	DRY	4D	N	1.151	185	215				
6041	DRY	4D1	N	0.972	190	185				
	DRY Sub Total:			7.927		1,725				
1372	GRAS	3G	N	0.974	190	185				
1508	GRAS	4G1	N	0.043	150	5				
5607	GRAS	4G	N	0.197	150	30				
	GRAS Sub Total:			1.214		220				
ROAD	ROAD	ROAD	N	4.047						
	ROAD Sub Total:			4.047						
1372	CRP	3C	N	8.215	215	1,765				
1500	CRP	2C	N	4.097	335	1,370				
1508	CRP	4C1	N	14.261	170	2,425				
1510	CRP	4C1	N	2.206	170	375				
1511	CRP	2C	N	1.964	335	660				
1578	CRP	4C	N	0.998	170	170				
5607	CRP	4C	N	0.153	170	25				
5800	CRP	1C	N	2.132	430	915				
6032	CRP	4C	N	5.814	170	990				

Real Property Break Down.

530025809 REICHERT/JERRY & KIMBERLY

6041	CRP	4C1	N	6.971	170	1,185
		CRP Sub Total:		46.811		9,880
		Grand Total:		320.791		229,660

*** End Of Report ***

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530027097

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: E 1/2 33-16-56 (CARD #54)

Sc Tn Rg: 33 | 16 | 56 Acres: 314.787

Title/Deed Information

BookNum: 69 Sale Date: 03/30/2007

Page/Ext: 690 Sale Amt: 301,000.00

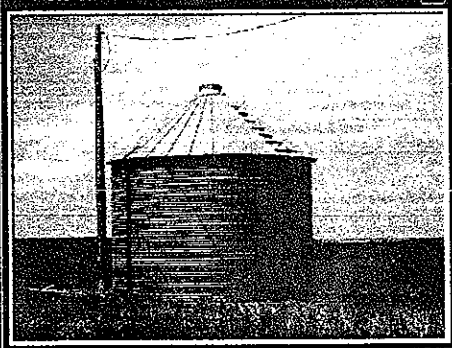
Title / Deed Name & Address: PERRY/BRYAN

2525 13TH ST

MOLINE IL 61265

History | Add (+) | Current

Pictures



GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
mounts	645	Tax Amounts 1K	0
K 3906	185,915	1.683906	64,285
00	186,560	3,141.50	64,285
	0	0.00	0
00	186,560	3,141.50	64,285
	0	0.00	0

Last Updated: 02/18/2009 By: GIS

Update | Cancel | Delete | Apply

start | Inbox | Personal | Real Esta... | 3-02-200... | 4-22-200... | Documen... | 1:48 PM

2 of 2 (10)

4-26-07

Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name: Bryan Perry Phone Number ( ) - N/A
Legal Description E 1/2 33-16-56
Book 69 Page 690

2. Type of sale: Broker & List (Auction) Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth Realtor (Newspaper) Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated ___ Other Auction
If appraised, what was the appraised value? ___ Appraisers Name ___

5. How long was the property on the market ? ___ Months ___ Years ___ Weeks ___ Days I don't know

6a. Were any changes made to the property before the date of sale? No
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? Yes, well repairs
If so, what?

7. Have any changes been made to the property since the date of the sale? Not yet
If so, what?

8. Was there non-real (personal) property in the sale? No Estimated Value? ___
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	(No)
10. Were buyer and seller related? How?	Yes	(No)
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	(No)
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	(No)
13. Does buyer own other property near by? Distance away?	Yes	(No)
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Irrigated land Describe:	(Yes)	No
15. Does the parcel have building(s)? If yes, describe briefly 1 grain bin	(Yes)	No
16. Do the building(s) add to the value of the property?	Yes	(No)
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	(Yes)	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature Bryan Perry *Date* 5-6-07
Phone Number (309) 207-0055

EX203:39

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:40:27 PM Page: 1
530027097 PERRY/BRYAN

PARCEL ID #: 0530027097 MAP #: - - -5300-27097

OWNER NAME AND ADDRESS
PERRY/BRYAN

2525 13TH ST
MOLINE, IL 61265

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	645	
Land/Lots:	185,915	Market Value:
Total Valuation:	186,560	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	645	
Land/Lots:	121,630	Market Value:
Total Valuation:	122,275	

Tax District: 25 1K
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2529-33- - - -1
Cadastral: - - - -
Book & Page: 69 -690
Legal Description: S-T-R: 33-16-56 ACRES: 314.787 E 1/2 33-16-56 (CARD #54)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1508	IRRG	4A1	N	174.194	650	113,225				
1511	IRRG	2A	N	41.087	900	36,980				
1578	IRRG	4A	N	36.202	600	21,720				
6041	IRRG	4A1	N	8.117	650	5,275				
	IRRG Sub Total:			259.600		177,200				
1508	DRY	4D1	N	15.140	140	2,120				
1511	DRY	2D	N	11.828	210	2,485				
1578	DRY	4D	N	4.868	130	635				
	DRY Sub Total:			31.836		5,240				
802	FARM802	802	N	1.035	220	230				
	FARM802 Sub To			1.035		230				
ROAD	ROAD	ROAD	N	1.988						
	ROAD Sub Total:			1.988						
1508	CRP	4C1	N	1.432	155	220				
1511	CRP	2C	N	0.635	305	195				
1578	CRP	4C	N	12.671	155	1,965				
6041	CRP	4C1	N	5.590	155	865				
	CRP Sub Total:			20.328		3,245				
	Grand Total:			314.787		185,915				

*** End Of Report ***

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530026716

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: ALL 13-16-56 (CARD #22)

Sc Tn Rg: 13 | 16 | 56 Acres: 634.668

Title/Deed Information

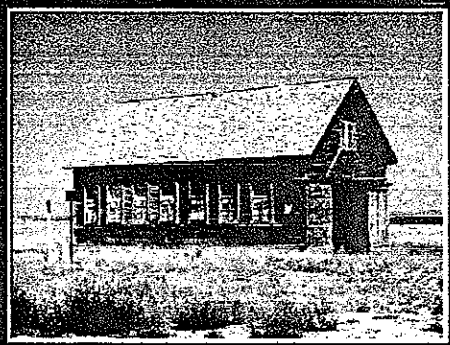
BookNum: 69 Sale Date: 04/03/2007

Page/Ext: 693 Sale Amt: 662,500.00

Title / Deed Name & Address:
DARNALL RANCH INC
GROSS-WILKINSON RANCH LLC
6255 CR 213
PINE BLUFFS WY 82082

History | Add (+) | Current

Pictures



GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
Amounts 1K 83906	280	Tax Amounts 1K 1.683906	0
	416,925		128,235
.98	417,205	7,025.34	128,235
	0	0.00	0
.98	417,205	7,025.34	128,235
	0	0.00	0

Update | Cancel | Delete | Apply

start

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:41:02 PM Page: 1**

530026716 DARNALL RANCH INC

PARCEL ID #: 0530026716 MAP #: - - -5300-26716

OWNER NAME AND ADDRESS	CURRENT VALUATION		CURRENT MARKET
DARNALL RANCH INC	Dwell/Bldgs:		
GROSS-WILKINSON RANCH LLC	Other Improv:	280	
	Land/Lots:	416,925	Market Value:
6255 CR 213	Total Valuation:	417,205	
PINE BLUFFS, WY 82082			

	PREVIOUS VALUATION		PREVIOUS MARKET
	Dwell/Bldgs:		
	Other Improv:	280	
	Land/Lots:	288,690	Market Value:
	Total Valuation:	288,970	

Tax District: 25 1K
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2529-13- - - -1
Cadastral: - - - -
Book & Page: 69 -693
Legal Description: S-T-R: 13-16-56 ACRES: 634.668 ALL 13-16-56 (CARD #22)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1511	IRRG	2A	N	76.687	900	69,020				
1512	IRRG	2A1	N	106.290	1,000	106,290				
1739	IRRG	3A1	N	19.320	850	16,420				
5800	IRRG	1A	N	116.689	1,150	134,190				
6041	IRRG	4A1	N	75.580	650	49,125				
	IRRG Sub Total:			394.566		375,045				
1511	DRY	2D	N	54.053	210	11,350				
1512	DRY	2D1	N	20.829	240	5,000				
1739	DRY	3D1	N	31.479	190	5,980				
5800	DRY	1D	N	16.181	290	4,690				
6041	DRY	4D1	N	104.570	140	14,640				
	DRY Sub Total:			227.112		41,660				
802	FARM802	802	N	1.000	220	220				
	FARM802 Sub To			1.000		220				
ROAD	ROAD	ROAD	N	11.990						
	ROAD Sub Total:			11.990						
	Grand Total:			634.668		416,925				

*** End Of Report ***

EX203:42

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530019655

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: ALL 2-15-56 (CARD #4)

Sc Tn Rg: 02 | 15 | 56 Acres: 621.330

Title/Deed Information

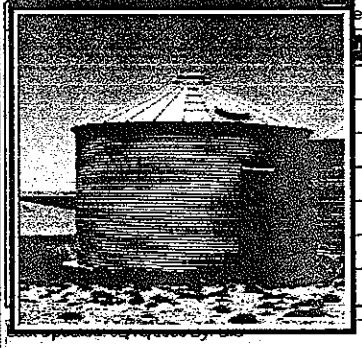
BookNum: 69 Sale Date: 04/10/2007

Page/Ext: 791 Sale Amt: 155,500.00

Title / Deed Name & Address:
CAULEY/DENNIS L(TRUSTEE
DENNIS L CAULEY REVOCABLE TRUST
1424 TRENT COURT
CHEYENNE WY 82009

History | Add (+) | Current

Pictures



CAMA | GIS | Reg Deed | Taxes Due | Payments

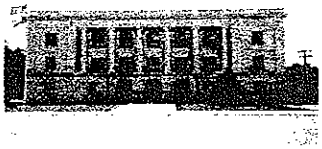
enbelt | Values | Assesmnt | Growth | Land

Prior Year (2008)		Current Year (2009)		Change
		0		0
	Tax Amounts 1K 1.683906	1,755	Tax Amounts 1K 1.683906	0
		95,615		11,370
	1,448.16	97,370	1,639.62	11,370
	0.00	0	0.00	0
	1,448.16	97,370	1,639.62	11,370
	0.00	0	0.00	0

Update | Cancel | Delete | Apply

start

2 of 2 6-21-07 (19) A9



KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with: (Buyer) Seller RE Agent/Broker Attorney Other
Name: Dennis L. Cauley Trustee Phone Number (308)235-3595
Legal Description all 2-15-56
Book 69 Page 791

2. Type of sale: (Broker & List) Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth (Realtor) Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable ___ Negotiated X Other ___
If appraised, what was the appraised value? ___ Appraisers Name ___

5. How long was the property on the market ? ___ Months ___ (Years) ___ Weeks ___ Days

6a. Were any changes made to the property before the date of sale? No
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property?
If so, what? No

7. Have any changes been made to the property since the date of the sale? No
If so, what?

8. Was there non-real (personal) property in the sale? ___ Estimated Value? ___
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No X
10. Were buyer and seller related? How?	Yes	No X
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No X
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No X
13. Does buyer own other property near by? Distance away?	Yes	No X
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe:	Yes	No X
15. Does the parcel have building(s)? If yes, describe briefly	Yes	No X
16. Do the building(s) add to the value of the property?	Yes	No X
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	No X

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor X

Signature [signature] *Date* 6-27-07
Phone Number

EX203:44

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:41:31 PM Page: 1**

530019655 CAULEY/DENNIS L(TRUSTEE

PARCEL ID #: 0530019655 MAP #: - - -5300-19655

OWNER NAME AND ADDRESS
CAULEY/DENNIS L(TRUSTEE
DENNIS L CAULEY REVOCABLE TRUST

1424 TRENT COURT
CHEYENNE, WY 82009

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	1,755	
Land/Lots:	95,615	Market Value:
Total Valuation:	97,370	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	1,755	
Land/Lots:	84,245	Market Value:
Total Valuation:	86,000	

Tax District: 25 1K
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2811-2 - - - -1
Cadastral: - - - -
Book & Page: 69 -791
Legal Description: S-T-R: 2-15-56 ACRES: 621.33 ALL 2-15-56 (CARD #4)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1500	DRY	2D	N	88.286	210	18,540				
1508	DRY	4D1	N	380.609	140	53,285				
1511	DRY	2D	N	57.022	210	11,975				
1578	DRY	4D	N	51.457	130	6,690				
	DRY Sub Total:			577.374		90,490				
1508	GRAS	4G1	N	35.053	140	4,905				
	GRAS Sub Total:			35.053		4,905				
802	FARM802	802	N	1.005	220	220				
	FARM802 Sub To			1.005		220				
ROAD	ROAD	ROAD	N	7.898						
	ROAD Sub Total:			7.898						
	Grand Total:			621.330		95,615				

*** End Of Report ***

EX203:45

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530022699

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: ALL EXC. E. 33' 11-15-58 (CARD #16)

Sc Tn Rg: 11 | 15 | 58 Acres: 629.643

Title/Deed Information

BookNum: 69 Sale Date: 04/10/2007

Page/Ext: 792 Sale Amt: 238,000.00

Title / Deed Name & Address:

CAULEY/DENNIS LEE(TRUSTEE

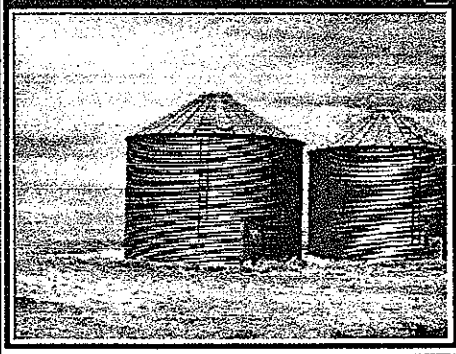
DENNIS LEE CAULEY REVOCABLE TRUST

1424 TRENT CT

CHEYENNE WY 82009

History | Add (+) | Current

Pictures



GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

8)	Current Year (2009)		Change
	0		0
mounts	6,700	Tax Amounts	0
BJ		1BJ	
8813	104,100	1.748813	13,625
42	110,800	1,937.68	13,625
	0	0.00	0
42	110,800	1,937.68	13,625
	0	0.00	0

Update | Cancel | Delete | Apply

Start | Inbox | Personal | Real Esta | 3-02-200 | 4-22-200 | Documen | 1:51 PM

2 of 2 (20)
6-25-07
A9

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with (Buyer) Seller RE Agent/Broker Attorney Other
Name: Dennis Lee Cayley Trustee Phone Number (308) 235-3595
Legal Description all 11-15-58 & all 13-15-58
Book 69 Page 792

2. Type of sale: (Broker & List) Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth (Realtor) Newspaper Other

4. How was the price set for this property? Appraised ___ Comparable ___ (Negotiated) Other ___
If appraised, what was the appraised value? Appraisers Name

5. How long was the property on the market ? ___ Months ___ (Years) ___ Weeks ___ Days

6a. Were any changes made to the property before the date of sale? No
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? No
If so, what?

7. Have any changes been made to the property since the date of the sale? No
If so, what?

8. Was there non-real (personal) property in the sale? Estimated Value?
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No X
10. Were buyer and seller related? How?	Yes	No X
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No X
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No X
13. Does buyer own other property near by? Distance away? 2-3 miles	Yes X	No
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe:	Yes	No X
15. Does the parcel have building(s)? If yes, describe briefly	Yes	No X
16. Do the building(s) add to the value of the property?	Yes	No X
17. Will the buyer use the building(s) for the same use? If not, what will the use be?	Yes	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR ___ Dry ___ Grass ___ Quality Good ___ Avg ___ Poor ___

Signature [signature] *Date* 6-28-07
Phone Number

EX203:47

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:43:34 PM Page: 1**

530022699 CAULEY/DENNIS LEE(TRUSTEE

PARCEL ID #: 0530022699 MAP #: - - -5300-22699

OWNER NAME AND ADDRESS
CAULEY/DENNIS LEE(TRUSTEE
DENNIS LEE CAULEY REVOCABLE TRUST

1424 TRENT CT
CHEYENNE, WY 82009

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	6,700	
Land/Lots:	104,100	Market Value:
Total Valuation:	110,800	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	6,700	
Land/Lots:	90,475	Market Value:
Total Valuation:	97,175	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2815-11- - - - -1
Cadastral: - - - -
Book & Page: 69 -792
Legal Description: S-T-R: 11-15-58 ACRES: 629.643 ALL EXC. E. 33' 11-15-58 (CARD #16)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1512	DRY	2D1	N	5.385	240	1,290				
1735	DRY	2D	N	141.550	210	29,725				
1739	DRY	3D1	N	92.472	190	17,570				
6032	DRY	4D	N	2.188	130	285				
6041	DRY	4D1	N	265.435	140	37,160				
	DRY Sub Total:			507.030		86,030				
1500	GRAS	2G	N	36.313	200	7,265				
1508	GRAS	4G1	N	1.870	140	260				
1739	GRAS	3G1	N	6.270	190	1,190				
6032	GRAS	4G	N	55.688	130	7,240				
6041	GRAS	4G1	N	13.548	140	1,895				
	GRAS Sub Total:			113.689		17,850				
802	FARM802	802	N	0.999	220	220				
	FARM802 Sub To			0.999		220				
ROAD	ROAD	ROAD	N	7.925						
	ROAD Sub Total:			7.925						
	Grand Total:			629.643		104,100				

*** End Of Report ***

16

1 of 1

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530027372

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: W 1/2 8-16-57 (CARD #15)

Sc Tn Rg: 08 | 16 | 57 Acres: 320.307

Title/Deed Information

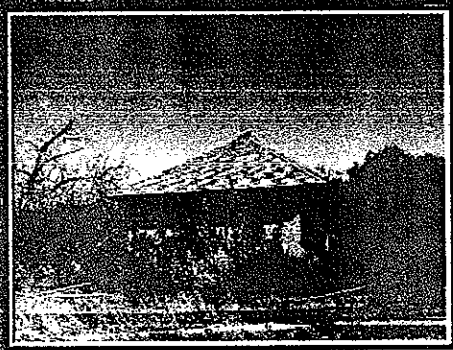
BookNum: 70 Sale Date: 11/19/2007

Page/Ext: 284 Sale Amt: 310,000.00

Title / Deed Name & Address:
FOUR DIAMOND RANCH LLC
6650 ROAD 40
FT COLLINS CO 80525

History | Add (+) | Current

Pictures



GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

108)	Current Year (2009)		Change
	0		0
Amounts 1BJ 748813	4,145	Tax Amounts 1BJ 1.748813	0
	243,365		70,700
2.08	247,510	4,328.50	70,700
	0	0.00	0
2.08	247,510	4,328.50	70,700
	0	0.00	0

Update | Cancel | Delete | Apply

Start | Inbox | Personal | Real Estate | 3-02-200 | 4-22-200 | Documen... | 1:52 PM

EX203:49

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:44:24 PM Page: 1**

530027372 FOUR DIAMOND RANCH LLC

PARCEL ID #: 0530027372 MAP #: - - -5300-27372

OWNER NAME AND ADDRESS
FOUR DIAMOND RANCH LLC

6650 ROAD 40
FT COLLINS, CO 80525

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	4,145	
Land/Lots:	243,365	Market Value:
Total Valuation:	247,510	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	4,145	
Land/Lots:	172,665	Market Value:
Total Valuation:	176,810	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2527-8 - - - -1
Cadastral: - - - -
Book & Page: 70 -284
Legal Description: S-T-R: 8-16-57 ACRES: 320.307 W 1/2 8-16-57 (CARD #15)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1512	IRRG	2A1	N	181.989	1,000	181,990				
1739	IRRG	3A1	N	7.694	850	6,540				
6041	IRRG	4A1	N	58.896	650	38,280				
	IRRG Sub Total:			248.579		226,810				
1512	DRY	2D1	N	36.153	240	8,675				
1739	DRY	3D1	N	12.597	190	2,395				
6041	DRY	4D1	N	2.496	140	350				
	DRY Sub Total:			51.246		11,420				
1512	GRAS	2G1	N	1.404	230	325				
1739	GRAS	3G1	N	3.196	190	605				
6041	GRAS	4G1	N	0.586	140	80				
	GRAS Sub Total:			5.186		1,010				
801	FARM801	801	N	1.001	2,725	2,730				
	FARM801 Sub To			1.001		2,730				
802	FARM802	802	N	6.342	220	1,395				
	FARM802 Sub To			6.342		1,395				
ROAD	ROAD	ROAD	N	7.953						
	ROAD Sub Total:			7.953						
	Grand Total:			320.307		243,365				

*** End Of Report ***

EX203:50

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530014491

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: W 1/2 17-15-53 (CARD #17)

Sc Tn Rg: 17 | 15 | 53 Acres: 326.547

Title/Deed Information

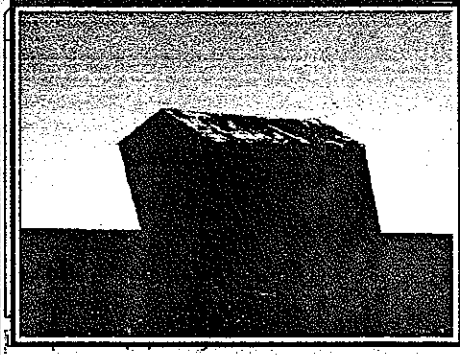
BookNum: 70 Sale Date: 01/11/2008

Page/Ext: 397 Sale Amt: 97,000.00

Title / Deed Name & Address:
BOGERT/ELMER
P.O. BOX 685
KIMBALL NE 69145

History | Add (+) | Current

Pictures



GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

Current Year (2009)		Change
0		0
15	Tax Amounts 9PRC 1.725861	0
63,320		13,390
63,335	1,093.08	13,390
0	0.00	0
63,335	1,093.08	13,390
0	0.00	0

Update | Cancel | Delete | Apply

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 1:45:09 PM Page: 1

530014491 BOGERT/ELMER

PARCEL ID #: 0530014491 MAP #: - - -5300-14491

OWNER NAME AND ADDRESS
BOGERT/ELMER

P.O. BOX 685
KIMBALL, NE 69145

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	15	
Land/Lots:	63,320	Market Value:
Total Valuation:	63,335	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	15	
Land/Lots:	49,930	Market Value:
Total Valuation:	49,945	

Tax District: 15 9PRC
Base School: 17-0009
Affiliation:
Unification:
County Area: 2
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2805-17- - - -2
Cadastral: - - - -
Book & Page: 70 -397
Legal Description: S-T-R: 17-15-53 ACRES: 326.547 W 1/2 17-15-53 (CARD #17)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1500	DRY	2D	N	139.660	240	33,520				
1508	DRY	4D1	N	91.153	145	13,215				
1510	DRY	4D1	N	61.975	145	8,985				
1511	DRY	2D	N	30.753	240	7,380				
	DRY Sub Total:			323.541		63,100				
802	FARM802	802	N	1.000	220	220				
	FARM802 Sub To			1.000		220				
ROAD	ROAD	ROAD	N	2.006						
	ROAD Sub Total:			2.006						
	Grand Total:			326.547		63,320				

*** End Of Report ***

EX203:52

18

1 of 1

Comments & Legal

Parcel ID: 530013495

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: NW 1/4 LESS 1.54 ACRES 13-14-58 (CARD #36)

Sc Tn Rg: 13 | 14 | 58 Acres: 160.111

Title/Deed Information

BookNum: ~~70~~ 69-70 Sale Date: 01/15/2008

Page/Ext: ~~399~~ 463 399 Sale Amt: ~~241,200.00~~ 176,450.00

Title/Deed Name & Address: NS BAR CATTLE LLC

PO BOX 386

CHEYENNE WY 82003

History | Add (+) | Current

Lots | Permits | CAMA | GIS | Reg Deed | Taxes Due | Payments

Pictures

Values | Assesmnt | Growth | Land

108)	Current Year (2009)		Change
	0		0
Amounts 1BJ	540	Tax Amounts 1BJ	-1,070
748813	26,480	1.748813	5,910
0	27,020	472.54	4,840
	0	0.00	0
0	27,020	472.54	4,840
	0	0.00	0

Update | Cancel | Delete | Apply

* SOLD AGAIN - DEED ~~70~~ 69-pg 399

$ 241,200.00

EX203:53

Real Property Break Down.

KIMBALL COUNTY ASSESSOR
530013495 NS BAR CATTLE LLC

PARCEL ID #: 0530013495 MAP #: - - -5300-13495

OWNER NAME AND ADDRESS
NS BAR CATTLE LLC

PO BOX 386
CHEYENNE, WY 82003

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	540	
Land/Lots:	26,480	Market Value:
Total Valuation:	27,020	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	1,610	
Land/Lots:	20,570	Market Value:
Total Valuation:	22,180	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address: 2671 RD 13 W PINE BLUFFS WY 82082
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2821-13- - - -4
Cadastral: - - - -
Book & Page: 70 -399
Legal Description: S-T-R: 13-14-58 ACRES: 160.111 NW 1/4 LESS 1.54 ACRES 13-14-58 (CARD #36)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1327	GRAS	2G1	N	36.376	225	8,185				
5965	GRAS	2G	N	1.398	200	280				
6032	GRAS	4G	N	106.057	125	13,255				
6041	GRAS	4G1	N	9.695	130	1,260				
	GRAS Sub Total:			153.526		22,980				
801	FARM801	801	N	1.000	2,725	2,725				
	FARM801 Sub To			1.000		2,725				
802	FARM802	802	N	3.518	220	775				
	FARM802 Sub To			3.518		775				
ROAD	ROAD	ROAD	N	2.067						
	ROAD Sub Total:			2.067						
	Grand Total:			160.111		26,480				

*** End Of Report ***

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:35:28 PM Page: 1**

530013444 NS BAR CATTLE LLC

PARCEL ID #: 0530013444 MAP #: - - -5300-13444

OWNER NAME AND ADDRESS	CURRENT VALUATION		CURRENT MARKET
NS BAR CATTLE LLC	Dwell/Bldgs:		
	Other Improv:		
	Land/Lots:	45,470	Market Value:
PO BOX 386	Total Valuation:	45,470	
CHEYENNE, WY 82003			

	PREVIOUS VALUATION		PREVIOUS MARKET
	Dwell/Bldgs:		
	Other Improv:		
	Land/Lots:	42,770	Market Value:
	Total Valuation:	42,770	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 2821-12- - - -3
Cadastral: - - - -
Book & Page: 70 -399
Legal Description: S-T-R: 12-14-58 ACRES: 272.88 S 1/2, EXC. 47.50 A. 12-14-58 (CARD #32)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1327	DRY	2D1	N	72.619	260	18,880				
6032	DRY	4D	N	5.442	135	735				
6041	DRY	4D1	N	13.775	135	1,860				
	DRY Sub Total:			91.836		21,475				
1327	GRAS	2G1	N	12.712	225	2,860				
5965	GRAS	2G	N	0.747	200	150				
6032	GRAS	4G	N	115.051	125	14,380				
6041	GRAS	4G1	N	50.811	130	6,605				
	GRAS Sub Total:			179.321		23,995				
ROAD	ROAD	ROAD	N	1.723						
	ROAD Sub Total:			1.723						
	Grand Total:			272.880		45,470				

*** End Of Report ***

EX203:55

Real Property Break Down.

KIMBALL COUNTY ASSESSOR **4/27/2009 1:35:50 PM Page: 1**

530013541 NS BAR CATTLE LLC

PARCEL ID #: 0530013541 MAP #: - - -5300-13541

OWNER NAME AND ADDRESS
NS BAR CATTLE LLC

PO BOX 386
CHEYENNE, WY 82003

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	36,140	Market Value:
Total Valuation:	36,140	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:		
Land/Lots:	28,565	Market Value:
Total Valuation:	28,565	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 02 05 00 03 00 10
GEO Code: 2821-14- - - -4
Cadastral: - - - -
Book & Page: 70 -399
Legal Description: S-T-R: 14-14-58 ACRES: 233.556 S 1/2 NE 1/4 AND SE 1/4 14-14-58 (CARD #41)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub Market/Acre	Market Value	Sub
1327	DRY	2D1	N	30.732	260	7,990			
6032	DRY	4D	N	0.066	135	10			
6041	DRY	4D1	N	5.463	135	740			
	DRY Sub Total:			36.261		8,740			
1327	GRAS	2G1	N	20.038	225	4,510			
1500	GRAS	2G	N	9.325	200	1,865			
5965	GRAS	2G	N	3.543	200	710			
6032	GRAS	4G	N	134.432	125	16,805			
6041	GRAS	4G1	N	27.005	130	3,510			
	GRAS Sub Total:			194.343		27,400			
ROAD	ROAD	ROAD	N	2.952					
	ROAD Sub Total:			2.952					
	Grand Total:			233.556		36,140			

*** End Of Report ***

EX203:56

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530012510

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: ALL 14-14-57 (CARD #29)

Sc Tn Rg: 14 | 14 | 57 Acres: 625.788

Title/Deed Information

BookNum: 70 Sale Date: 01/30/2008

Page/Ext: 422 | 423 Sale Amt: 200,000.00

Title / Deed Name & Address:
ROTH/WAYNE H & MIRIAM A
9729 NIWOT ROAD
LONGMONT CO 80504

History | Add (+) | Current

Lots | Permits | CAMA | GIS | Reg Deed | Taxes Due | Payments

Pictures

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
ounts	360	Tax Amounts 1BJ 1.748813	0
13	123,030		4,610
4	123,390	2,157.86	4,610
	0	0.00	0
4	123,390	2,157.86	4,610
	0	0.00	0

Update | Cancel | Delete | Apply

start

2 of 2 (4.)

2-28-08 Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with (Buyer) Seller · RE Agent/Broker Attorney Other
Name: Wayne H. + Marian A. Roth Phone Number (303) 652 1818
Legal Description all 14-14-57 Book 70 Page 422-423

2. Type of sale: (Broker & List) Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth Realtor ✓ Newspaper Other

4. How was the price set for this property? Appraised Comparable Negotiated ✓ Other
If appraised, what was the appraised value? N/A Appraisers Name

5. How long was the property on the market? DON'T KNOW Months Years Weeks Days

6a. Were any changes made to the property before the date of sale? NO
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? NO
If so, what?

7. Have any changes been made to the property since the date of the sale? NO
If so, what?

8. Was there non-real (personal) property in the sale? NO Estimated Value?
If so, what?

9. Was there a trade or simultaneous transaction between buyer and seller?	Yes	No ✓
10. Were buyer and seller related? How?	Yes	No ✓
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?	Yes	No ✓
12. Did the relationship or association affect the sale price of the parcel? How much?	Yes	No ✓
13. Does buyer own other property near by? Distance away? 30 MILES	Yes ✓	No
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe:	Yes	No ✓
15. Does the parcel have building(s)? If yes, describe briefly DESERTED 1 CAR GARAGE	Yes	No
16. Do the building(s) add to the value of the property?	Yes	No ✓
17. Will the buyer use the building(s) for the same use? If not, what will the use be? NOT USEABLE	Yes	No

18. If Yes on Question 11. Cash rent dollar per acre
IRR Dry Grass Quality Good Avg Poor

Signature [signature] *Date* 3/14/08
Phone Number 303 652 1818

EX203:58

2 of 2 (4.)

2-28-08
Ag

KIMBALL COUNTY
Sales Verification Questions

Return to: *Alice Ryschon*
Kimball County Assessor
114 East 3rd St.
Kimball, NE 69145
308-235-2362

1. Verified with (Buyer) Seller - RE Agent/Broker Attorney Other
Name: Wayne H. & Miriam A. Roth Phone Number (303)652 1818
Legal Description
all 14-14-57 Book 70 Page 422-423

2. Type of sale: (Broker & List) Auction Gov. Agency Private Sheriff's Sale Bnkrptcy, Frclsr

3. How did you learn the property was for sale? Word of Mouth Realtor ✓ Newspaper Other

4. How was the price set for this property? Appraised Comparable Negotiated ✓ Other
If appraised, what was the appraised value? N/A Appraisers Name

5. How long was the property on the market? DON'T KNOW Months Years Weeks Days

6a. Were any changes made to the property before the date of sale? NO
If so, what?
6b. Are there any repairs or remodeling that needs to be done with the property? NO
If so, what?

7. Have any changes been made to the property since the date of the sale? NO
If so, what?

8. Was there non-real (personal) property in the sale? NO Estimated Value?
If so, what?

	Yes	No
9. Was there a trade or simultaneous transaction between buyer and seller?		✓
10. Were buyer and seller related? How?		✓
11. Was there any prior association between the seller and buyer or with the property? Rental, lease, partnership?		✓
12. Did the relationship or association affect the sale price of the parcel? How much?		✓
13. Does buyer own other property near by? Distance away? 30 MILES	✓	
14. Was there motivation for selling or buying the property? Location, zoning, water, other? Describe:		✓
15. Does the parcel have building(s)? If yes, describe briefly DESERTED 1 CAR GARAGE		
16. Do the building(s) add to the value of the property?		✓
17. Will the buyer use the building(s) for the same use? If not, what will the use be? NOT USEABLE		

18. If Yes on Question 11. Cash rent dollar per acre
IRR Dry Grass Quality Good Avg Poor

Signature [signature] *Date* 3/14/08
Phone Number 303 652 1818

EX203:59

Real Property Break Down.

KIMBALL COUNTY ASSESSOR
530012510 ROTH/WAYNE H & MIRIAM A

PARCEL ID #: 0530012510 MAP #: - - -5300-12510

OWNER NAME AND ADDRESS
ROTH/WAYNE H & MIRIAM A

9729 NIWOT ROAD
LONGMONT, CO 80504

CURRENT VALUATION		CURRENT MARKET
Dwell/Bldgs:		
Other Improv:	360	
Land/Lots:	123,030	Market Value:
Total Valuation:	123,390	

PREVIOUS VALUATION		PREVIOUS MARKET
Dwell/Bldgs:		
Other Improv:	360	
Land/Lots:	118,420	Market Value:
Total Valuation:	118,780	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 1
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2823-14- - - -1
Cadastral: - - - -
Book & Page: 70 -422
Legal Description: S-T-R: 14-14-57 ACRES: 625.788 ALL 14-14-57 (CARD #29)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1660	DRY	4D	N	4.423	135	595				
1739	DRY	3D1	N	10.424	165	1,720				
1744	DRY	2D	N	213.074	240	51,140				
1745	DRY	2D	N	134.685	240	32,325				
6041	DRY	4D1	N	244.622	135	33,025				
	DRY Sub Total:			607.228		118,805				
6041	GRAS	4G1	N	6.966	130	905				
	GRAS Sub Total:			6.966		905				
801	FARM801	801	N	1.000	2,725	2,725				
	FARM801 Sub To			1.000		2,725				
802	FARM802	802	N	2.708	220	595				
	FARM802 Sub To			2.708		595				
ROAD	ROAD	ROAD	N	7.886						
	ROAD Sub Total:			7.886						
	Grand Total:			625.788		123,030				

*** End Of Report ***

EX203:60

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1 of 1

Real Estate - Maintenance (INQUIRE Mode)

Previous Next Search Reports Process Snapshot Order by Exit

Comments & Legal

Parcel ID: 530027186

Report ID: ? No Reporting ID Selected

Comments:

Legal Dsc: ALL 2-16-57 (CARD #3)

Sc Tn Rg: 02 16 57 Acres: 631.224

Title/Deed Information

BookNum: ~~70~~ 70 Sale Date: 06/03/2008

Page/Ext: ~~621~~ 755 Sale Amt: ~~0.00~~ 190,0

Title / Deed Name & Address: MOSHER LLC Stanley Mosher

492 CO ROAD 23

BUSHNELL NE 69128

History | Add (+) | Current

Pictures

GIS | Reg Deed | Taxes Due | Payments

Values | Assesmnt | Growth | Land

	Current Year (2009)		Change
	0		0
mounts BJ	4,480	Tax Amounts 1BJ	0
8813	114,570	1.748813	16,925
98	119,050	2,081.96	16,925
	0	0.00	0
98	119,050		
	0		

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Printer name: '\\swinstrompc.KimbellCounty.local\HP Photosm...'
Time sent: 1:49:23 PM 4/22/2009
Total pages: 1

start

EX203:61

Real Property Break Down.

KIMBALL COUNTY ASSESSOR 4/27/2009 2:01:35 PM Page: 1

530027186 MOSHER LLC

PARCEL ID #: 0530027186 MAP #: - - -5300-27186

OWNER NAME AND ADDRESS	CURRENT VALUATION		CURRENT MARKET
MOSHER LLC	Dwell/Bldgs:		
	Other Improv:	4,480	
	Land/Lots:	114,570	Market Value:
492 CO ROAD 23	Total Valuation:	119,050	
BUSHNELL, NE 69128			

	PREVIOUS VALUATION		PREVIOUS MARKET
	Dwell/Bldgs:		
	Other Improv:	4,480	
	Land/Lots:	97,645	Market Value:
	Total Valuation:	102,125	

Tax District: 30 1BJ
Base School: 53-0001
Affiliation:
Unification:
County Area: 3
Situs Address:
NDR Class Codes: 01 05 00 03 00 10
GEO Code: 2527-2 - - - -2
Cadastral: - - - -
Book & Page: 70 -611
Legal Description: S-T-R: 2-16-57 ACRES: 631.224 ALL 2-16-57 (CARD #3)

Sym	Use	LVG	Spot Adjust	Acres	Value/Acre	Total Value	Sub	Market/Acre	Market Value	Sub
1511	DRY	2D	N	110.516	210	23,210				
1512	DRY	2D1	N	37.107	240	8,905				
1735	DRY	2D	N	128.498	210	26,985				
1739	DRY	3D1	N	28.970	190	5,505				
5800	DRY	1D	N	27.753	290	8,050				
6032	DRY	4D	N	18.618	130	2,420				
6041	DRY	4D1	N	207.574	140	29,060				
	DRY Sub Total:			559.036		104,135				
1511	GRAS	2G	N	2.382	200	475				
1739	GRAS	3G1	N	0.969	190	185				
5800	GRAS	1G	N	7.309	275	2,010				
6032	GRAS	4G	N	37.756	130	4,910				
6041	GRAS	4G1	N	18.663	140	2,615				
	GRAS Sub Total:			67.079		10,195				
802	FARM802	802	N	1.098	220	240				
	FARM802 Sub To			1.098		240				
ROAD	ROAD	ROAD	N	4.011						
	ROAD Sub Total:			4.011						
	Grand Total:			631.224		114,570				

*** End Of Report ***