



AG AND FOOD ASSOCIATES

15858 West Dodge Road

100 Millennium Plaza I

Omaha, NE 68118

6,000 COW FREESTALL/OPEN LOT DAIRY

Ag and Food Associates, LLC (AFA), an investment banking firm, has been retained as the financial advisors to sell a 6,000-cow-capacity dairy located in Southwest Kansas.

1. The dairy, phase one built in 2001 and phase two 2003 includes on-site buildings:
 - a. Freestall barns and Dry lots Total 7,120 stanchions
 - 1) Eight (8) barns - 102' x 420' with 2,880 stanchions
 - 2) Three (3) barns - 102' x 200' with 640 stanchions
 - 3) One (1) maternity barn - 102' x 420' with 180 stanchions
 - 4) Dry Lots with 3,400 stanchions
 - b. Milk parlors: two double thirty (30) parallel parlors, each with wash pen, drip pen, and all equipment
 - c. Special-needs barn: sixteen (16) double parallel milking parlors, all related equipment, and full treatment facilities
 - d. Milk equipment: Boumatic 2050 Expressway for twin Double 30 Parlor Package with pulsation, milkers, take-offs, chiller, milk tanks, sanitation equipment, and vacuum equipment
 - e. Dairy: permitted for 8,560 head (7,800 mature dairy cows and 760 weighing less than 700 pounds)
 - f. Structures: all constructed with pre-engineered steel frame, steel roof, and manual curtain side walls
 - g. Commodity barn: 40' x 165' with 40' concrete approach, 7 bays (4-30'x40' & 3- 15'x40') with 8' high concrete perimeter walls & partition walls
2. Land: 776.5 acres is allocated to the permitted dairy site along with one house.
3. Seller has relationship with a heifer grow-out yard and a calf ranch within 10 miles of the dairy which would support buyer.
4. Assumable Term debt through Farm Credit bank

Additional assets are negotiable, including:

- a. Additional 938.3 acres of irrigated farmland contiguous to the dairy with waste water pipeline owned by the dairy.
- b. Rolling stock associated with the dairy operation (list provided).
- c. Commodities and inventory will be priced at market prior to close.

AFA has prepared a Confidential Offering Memorandum for the business. For details, please contact:

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