DAWSON COUNTY, NEBRASKA

HAYMAKER FARMS

1,527.77 ACRES M/L

Investment Grade Irrigated Farmland Portfolio

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

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EXECUTIVE SUMMARY

Haymaker Farms represents a rare opportunity to acquire a diversified portfolio of highly productive irrigated farmland in the heart of Nebraska's Central Platte Valley. Positioned between Cozad and Lexington with convenient access to Highway 30 and Interstate 80, the portfolio combines exceptional soils with established infrastructure, dependable water resources, and a proven farming operation with a well-established and long-term tenant in place.

The portfolio consists of 1,527.77 Acres M/L and is nearly 100% tillable with 1,501.40 FSA cropland acres. The portfolio is distinguished by its exceptional Class 1 irrigated soils, consisting predominantly of Hord silt loam, Cozad silt loam, and Hall silt loam. These deep, well-drained soils possess strong water-holding capacity and rich organic matter, providing an excellent foundation for intensive row-crop production and consistently strong yields. The farms have a well-established production history encompassing yellow corn, white corn, soybeans, and alfalfa, creating a diversified cropping program supported by both conventional and organic farming practices.

The portfolio is located within the Central Platte Natural Resources District and Groundwater Management Area 3, an area benefiting from the significant groundwater resources of the Ogallala Aquifer and the Platte River Valley. The farms are supported by nine groundwater wells, while the Walker Farm also benefits from supplemental surface-water access through the Thirty-Mile Irrigation District. Water is supplied through six well-maintained center-pivot irrigation systems and several pumps that provide efficient and consistent water application across the productive acreage.

Haymaker Farms also benefits from meaningful on-farm grain storage infrastructure, including two newer 55,000-bushel grain bins providing approximately 110,000 bushels of total storage capacity. This infrastructure enhances the operational efficiency of the farming enterprise and provides greater flexibility in harvest management and grain marketing.

The Haymaker Farms portfolio combines highly productive soils with dependable irrigation, substantial water resources, established cropping systems, quick access to regional markets, and a strong tenant that all work to create this unique investment-grade irrigated portfolio.

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- Exceptional Soils
- Dependable Water Sources
- Established Infrastructure
- Proven Farming Operation

REGIONAL MAP



1,527.77 TOTAL ACRES

The Haymaker Farms portfolio is conveniently located between Cozad and Lexington, Nebraska, near Highway 30 and Interstate 80, allowing for quick access to nearby markets.



FARMS SUMMARY

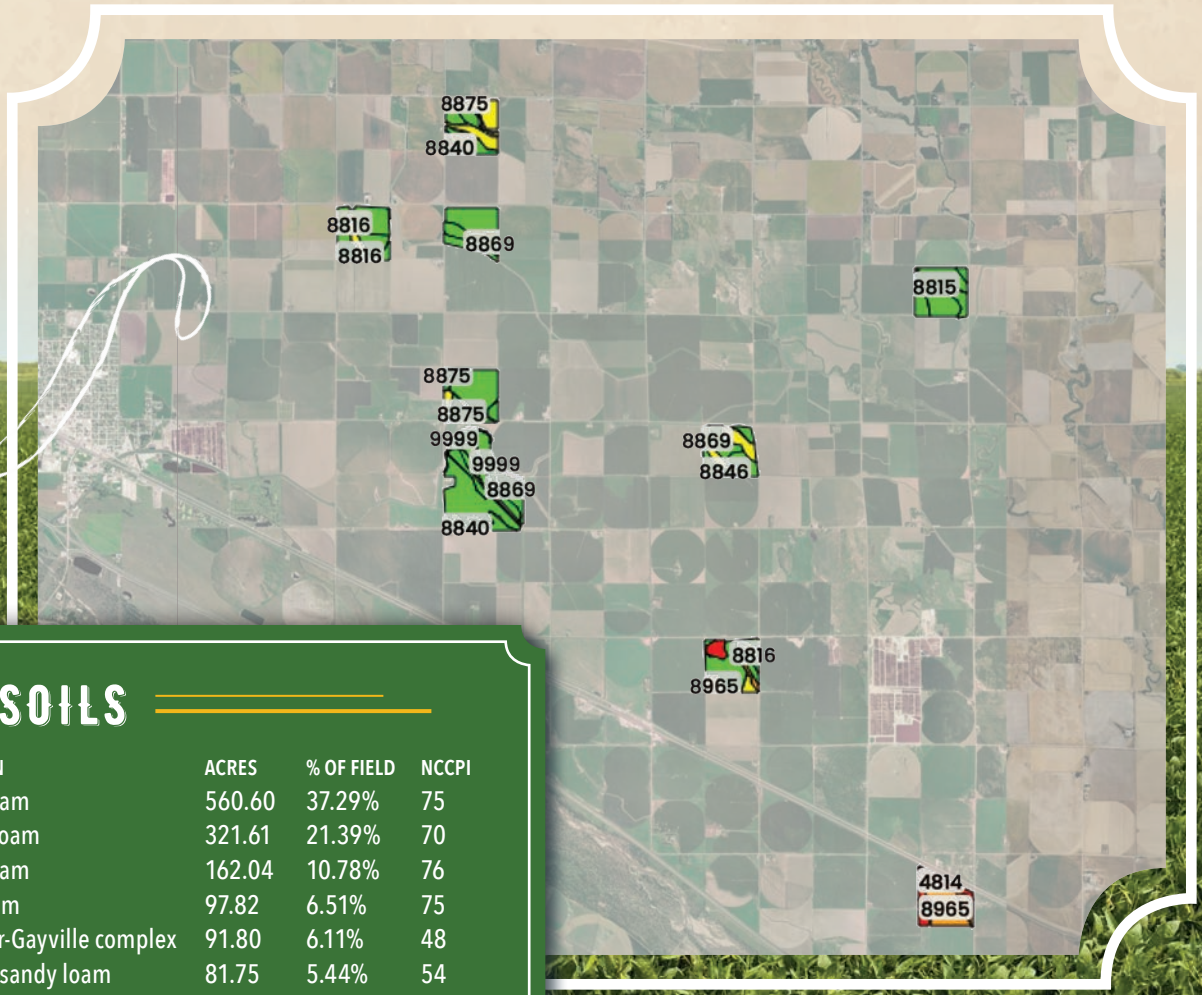
FARM NAME	FARM #	TRACT #	TOTAL ACRES	FSA ACRES	TAXES
Ross Farm	9539	54303	156.97	149.4	$9,994.58
Wedge Farm	8670	1107 & 1108	160.2	157.89	$10,546.40
Banner Farm	7845	2130	125.58	119.34	$8,200.10
Webb Farm	8670	1506	149.36	146.26	$9,613.34
Cover Farm	9539	56223	160.55	156.21	$10,364.82
Walker Farm	9539	56223	333.08	333.45	$25,381.74
Al's South Farm	5243	1385	148.94	141.81	$9,994.62
Shackley Farm	5244	1404	159.28	156.5	$10,212.34
Elliott Farm	8670	1570	133.81	140.54	$7,050.72
		TOTAL	**1527.77**	**1501.4**	**$101,358.66**

FARMING OPERATIONS

The farms are predominantly comprised of Hord silt loam, Cozad silt loam, and Hall silt loam Class 1 irrigated soils recognized for their exceptional productivity and suitability for intensive row-crop production. These deep, well-drained soils feature strong water-holding capacity and rich organic matter, providing an exceptional foundation for consistently high yields. Historical crop production across the portfolio includes a diversified mix of yellow corn, white corn, soybeans, and alfalfa, with the operation strategically incorporating both conventional and organic production systems.

The Wedge Farm and Walker Farm represent approximately 491 certified organic tillable acres, providing roughly 30% of the portfolio with valuable exposure to the organic agricultural market and the potential premiums associated with certified organic production. This balanced approach provides investors with participation in the organic market while maintaining diversification and mitigating the operational risks associated with an entirely organic farming program. Given the portfolio's exceptional soil quality and reliable irrigation infrastructure, there is also an opportunity to expand organic production across select additional farms, utilizing alfalfa as a transition crop and benefiting from numerous nearby commodity outlets.

Haymaker Farms also includes two newer 55,000-bushel grain bins, providing substantial on-site storage capacity. This infrastructure offers greater flexibility in harvest management and grain marketing, allowing the operation to strategically time sales and potentially capture improved market opportunities.

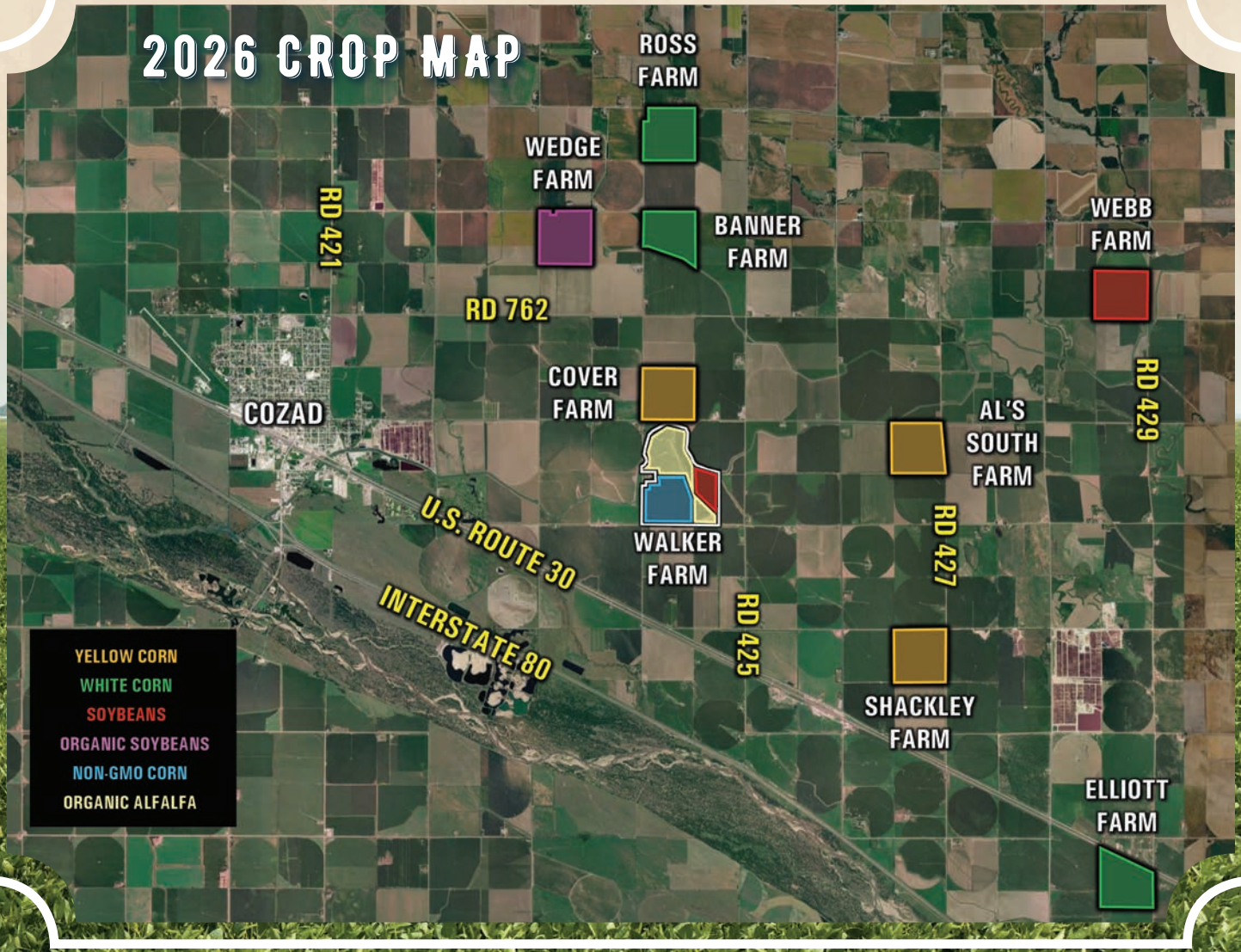


TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	NCCPI
8869	Hord silt loam	560.60	37.29%	75
8815	Cozad silt loam	321.61	21.39%	70
8875	Hord silt loam	162.04	10.78%	76
8840	Hall silt loam	97.82	6.51%	75
8965	Wood River-Gayville complex	91.80	6.11%	48
8810	Cozad fine sandy loam	81.75	5.44%	54
8817	Cozad silt loam	28.08	1.87%	69
9080	Rusco silt loam	26.52	1.76%	31
8816	Cozad silt loam	25.85	1.72%	69
4814	Valentine loamy fine sand	22.16	1.47%	30
8846	Hall silt loam	19.32	1.28%	79
8550	Silver Creek complex	15.71	1.04%	48
		1503.40		68.6

ABOUT THE TENANT

The Haymaker Farms portfolio benefits from an established and experienced tenant who has demonstrated a strong commitment to the long-term stewardship and productivity of the operation. The tenant has taken a proactive approach to maintaining the farms, irrigation infrastructure, and other improvements, helping preserve the quality and functionality of the underlying assets. Their familiarity with the land, local growing conditions, and available water resources provides an important operational advantage and supports efficient day-to-day management. The tenant's experience across both conventional and organic production further enhances the operation's flexibility and ability to capitalize on different agricultural markets. The existing tenant relationship provides continuity of operations and allows an investor to acquire a well-established turn-key farm rather than having to build an operating structure from the ground up. Overall, the quality of the tenant and their demonstrated commitment to the farms are important attributes of Haymaker Farms and contribute meaningfully to the portfolio's long-term agricultural and investment potential.



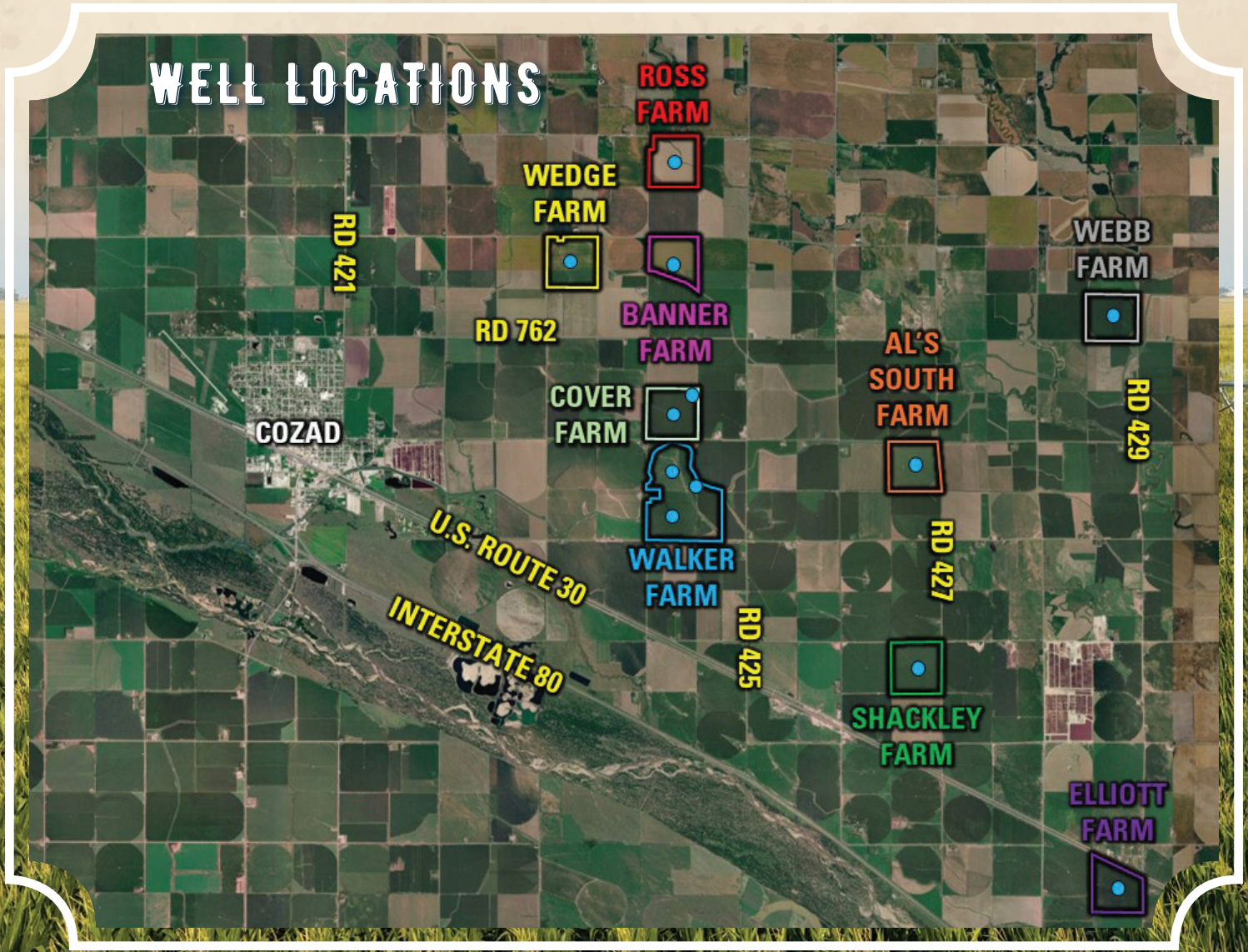
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IRRIGATION INFRASTRUCTURE

The Haymaker Farm portfolio is strategically located within the Central Platte Natural Resources District (CPNRD), encompassing the Platte River Basin from Gothenburg to Columbus, Nebraska. The region benefits from access to the Ogallala Aquifer, one of North America's most significant groundwater resources, as well as the highly productive water resources of the Platte River Valley. Unlike many areas overlying the Ogallala Aquifer, the Platte River Valley has experienced relatively limited declines in static groundwater levels since irrigation development began. In fact, several areas within the CPNRD have experienced increases in static water levels in recent years, including Groundwater Management Area 3, where the Haymaker Farm portfolio is located.

Importantly, the farms are situated in an area of the CPNRD that is not subject to groundwater pumping restrictions, providing the operational flexibility to apply sufficient water to maximize crop productivity. This reliable and abundant water resource is a significant component of the portfolio's investment profile and is reflected in the farms' strong historical yield performance.

The portfolio is supported by nine groundwater wells, with dedicated wells serving the individual farms. In addition, the Walker Farm benefits from supplemental surface-water access through the Thirty-Mile Irrigation District, providing an additional layer of water security and further enhancing the farm's production capabilities. Together, the combination of high-quality soils, reliable groundwater resources, and supplemental surface water provides a strong foundation for sustained agricultural productivity and long-term farmland investment value.



The Haymaker Farm portfolio has a long history of irrigated agricultural production, supported by a combination of groundwater wells and surface-water sources. Depending on the individual farm, irrigation water is supplied from groundwater wells and/or pumped from established drainage ditches, providing water to the center-pivot irrigation systems serving the portfolio.

Over the course of the current tenant's operation of the farms, certain irrigation equipment originally owned by the Seller has required replacement as equipment aged or reached the end of its useful life. In those instances, the tenant has invested directly in the operation by purchasing replacement pivots, pumps, and other irrigation equipment currently utilized across the portfolio.

The irrigation equipment currently owned by the Seller and included with the sale is identified in the tables on this page. Certain additional irrigation equipment presently being used on the farms is owned separately by the tenant and is not included in the sale of the real estate.

The current tenant has expressed a strong interest in continuing to operate the farms following a sale. Having farmed the properties for a number of years, the tenant has extensive familiarity with the farms, irrigation systems, water sources, soils, and overall operation. For a buyer seeking to maintain the existing tenant relationship, this provides an opportunity to continue with an experienced operator already familiar with the portfolio.

The offering also provides flexibility for buyers who intend to operate the farms themselves, utilize another tenant, or provide their own irrigation equipment. The current tenant has indicated a willingness to discuss the potential sale of tenant-owned irrigation equipment. A detailed list of tenant-owned irrigation equipment is available upon request through the Buyer's Agent.

The combination of established groundwater wells, available surface-water resources, irrigation infrastructure, productive soils, and a long history of irrigated agricultural production provides a strong foundation for continued farming operations.

PIVOT INFORMATION

FARM NAME	BRAND	MODEL	YEAR
Ross	Zimmatic	7 Tower Galvanized Pivot System	2009
Webb	Valley	7 Tower Central Pivot System, 8000	2015
Walker (South)	Zimmatic	7 Tower Galvanized Pivot System	2007
Al's South	Valley	8000 Center Pivot System	2001

** N/A for Banner, Cover, Cover (East), Elliot Farms*

A detailed list of tenant-owned irrigation equipment is available upon request through the Buyer's Agent.

IRRIGATED ACRES

FARM NAME	CERTIFIED IRRIGATED GROUND WATER	SURFACE WATER
Ross	110.61	120
Wedge	0	158.03
Banner	0	119.35
Webb	145.56	0
Cover	$153.72	155.12
Walker	334.83	0
Al's South	143.13	0
Shackley	153.89	152.5
Elliot	140.54	0
Total	**$1182.28**	**705**

PUMP INFORMATION

FARM NAME	BRAND	MODEL
Ross	Fairbanks Morse Pump	US Electric 40 h.p. VHS Electric Motor
Webb	American Turbine Threaded Water Lube Pump	General Electric 40 h.p. VHS Electic Motor
Walker (South)	Nebraska Pump & Supply Co. Pump	US Electric 40 h.p. VHS Electric Motor
Al's South	Ingersoll Dresser Pump	US Electric 30 h.p. Electric Motor

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