

Seller: Alberta Wagner

Call: John or Derek , Colson Agency, Imperial, Ne. 308-882-4909

List Price:	\$250,000.00
LEGAL DESCRIPTION:	NW1/4 Section 23-T5N-R40W Southwest Chase County
LAND USE:	CRP
SOIL TYPE:	77.9 +/- Acres Valent Loamy Sand, 0 to 3 % Slope 43.44 +/- Acres Haxtun Loamy Fine Sand, 0 to 3 % Slope 24.17 +/- Acres Valent Loamy Sand, 3 to 9 % Slope 10.87 +/- Acres Rosebud Loam, 1 to 3 % Slope 2.99 +/- Acres Haxtun Fine Sandy Loam, 0 to 3% Slope
FSA INFORMATION:	Total Farmland Acres: 159 +/- CRP Payment:\$5,921 NW ¼ Sect. 23: CRP Ac: 151 Pmt. per Ac: \$39.21 Expiration Date: 2022
NRD INFORMATION:	None
IRRIGATION EQUIPMENT:	None
ADDITIONAL INFORMATION:	-Good hunting ground with a great stand of trees and CRP grass.
REAL ESTATE TAXES:	2014 Net Taxes: \$1,465.06

The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy.

Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

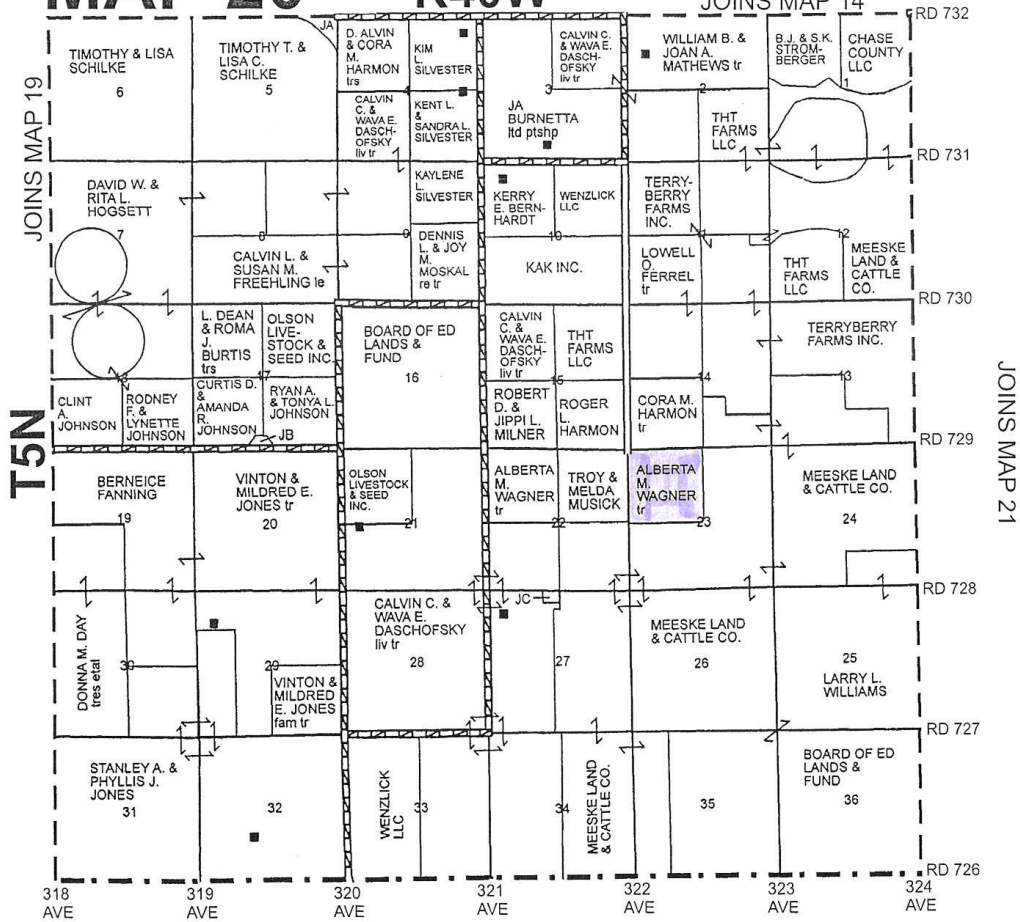


Field borders provided by Farm Service Agency as of 5/21/2008.

MAP 20

R40W

JOINS MAP 14



JOINS DUNDY CO.