

Seller: J.C.'s Seven, LLC

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

List Price:	\$4,160,000.00																																										
LEGAL DESCRIPTION:	Part of Section 24 (360.11+/- Ac), Part of Section 25 (335+/- Ac), Part of SE1/4 Section 29 (29+/-Ac), Part of Section 32 (333.28 +/- Ac) All in T10N-R31W South Central Lincoln County Nebraska (See attached Map)																																										
LAND USE:	Irrigated Farm Land 5 Irrigated Circles																																										
SOIL TYPE:	Primarily Valent Sand																																										
FSA INFORMATION:	<table><thead><tr><th></th><th><u>Crop Acres</u></th><th><u>Corn Base Acres</u></th><th><u>Soy/Wht/Oat Base Ac</u></th></tr></thead><tbody><tr><td>#5</td><td>159.9</td><td>76.85</td><td>15.9</td></tr><tr><td>#6</td><td>159.9</td><td>76.85</td><td>15.9</td></tr><tr><td>#7</td><td>192.5</td><td>148.8</td><td></td></tr><tr><td>#8</td><td>192.8</td><td>149.1</td><td></td></tr><tr><td>#9</td><td>194</td><td>148</td><td></td></tr></tbody></table>		<u>Crop Acres</u>	<u>Corn Base Acres</u>	<u>Soy/Wht/Oat Base Ac</u>	#5	159.9	76.85	15.9	#6	159.9	76.85	15.9	#7	192.5	148.8		#8	192.8	149.1		#9	194	148																			
	<u>Crop Acres</u>	<u>Corn Base Acres</u>	<u>Soy/Wht/Oat Base Ac</u>																																								
#5	159.9	76.85	15.9																																								
#6	159.9	76.85	15.9																																								
#7	192.5	148.8																																									
#8	192.8	149.1																																									
#9	194	148																																									
IRRIGATION EQUIPMENT:	<table><thead><tr><th></th><th><u>Pivot:</u></th><th><u>Year</u></th><th><u>Towers</u></th><th><u>SN#</u></th><th><u>Motor</u></th></tr></thead><tbody><tr><td>#5</td><td>Reinke</td><td>1997</td><td>10</td><td>14246</td><td>100 HP Electric (soft start)</td></tr><tr><td>#6</td><td>Reinke</td><td>1997</td><td>10</td><td>14337</td><td>100 HP Electric (soft start)</td></tr><tr><td>#7</td><td>Reinke</td><td>1996</td><td>11</td><td>13181</td><td>150 HP Electric (soft start)</td></tr><tr><td>#8</td><td>Reinke</td><td>1996</td><td>11</td><td>13162</td><td>150 HP Electric (soft start)</td></tr><tr><td>#9</td><td>Reinke</td><td>1996</td><td>10</td><td>13149</td><td>150 HP Electric (soft start)</td></tr></tbody></table> <p>All new Electric service and efficiency tests completed in Spring of 2014 All new Sprinkler Packages and electric alignment put on in Spring of 2014</p>		<u>Pivot:</u>	<u>Year</u>	<u>Towers</u>	<u>SN#</u>	<u>Motor</u>	#5	Reinke	1997	10	14246	100 HP Electric (soft start)	#6	Reinke	1997	10	14337	100 HP Electric (soft start)	#7	Reinke	1996	11	13181	150 HP Electric (soft start)	#8	Reinke	1996	11	13162	150 HP Electric (soft start)	#9	Reinke	1996	10	13149	150 HP Electric (soft start)						
	<u>Pivot:</u>	<u>Year</u>	<u>Towers</u>	<u>SN#</u>	<u>Motor</u>																																						
#5	Reinke	1997	10	14246	100 HP Electric (soft start)																																						
#6	Reinke	1997	10	14337	100 HP Electric (soft start)																																						
#7	Reinke	1996	11	13181	150 HP Electric (soft start)																																						
#8	Reinke	1996	11	13162	150 HP Electric (soft start)																																						
#9	Reinke	1996	10	13149	150 HP Electric (soft start)																																						
NRD INFORMATION:	<table><thead><tr><th></th><th><u>Well Reg #</u></th><th><u>Well Date</u></th><th><u>GPM</u></th><th><u>Static</u></th><th><u>Well Depth</u></th><th><u>NRD Allocated Acres</u></th></tr></thead><tbody><tr><td>#5</td><td>G-091681</td><td>1997</td><td>900</td><td>125'</td><td>415'</td><td>161.8 Acres</td></tr><tr><td>#6</td><td>G-091682</td><td>1997</td><td>900</td><td>90'</td><td>470'</td><td>160.3 Acres</td></tr><tr><td>#7</td><td>G-088592</td><td>1996</td><td>1100</td><td>89'</td><td>490'</td><td>200.9 Acres</td></tr><tr><td>#8</td><td>G-088593</td><td>1996</td><td>1100</td><td>84'</td><td>520'</td><td>207.9 Acres</td></tr><tr><td>#9</td><td>G-088594</td><td>1996</td><td>1100</td><td>70'</td><td>320'</td><td>194 Acres</td></tr></tbody></table> <p>Please Check with the NRD for well status, rules, and regulations.</p>		<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Well Depth</u>	<u>NRD Allocated Acres</u>	#5	G-091681	1997	900	125'	415'	161.8 Acres	#6	G-091682	1997	900	90'	470'	160.3 Acres	#7	G-088592	1996	1100	89'	490'	200.9 Acres	#8	G-088593	1996	1100	84'	520'	207.9 Acres	#9	G-088594	1996	1100	70'	320'	194 Acres
	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Well Depth</u>	<u>NRD Allocated Acres</u>																																					
#5	G-091681	1997	900	125'	415'	161.8 Acres																																					
#6	G-091682	1997	900	90'	470'	160.3 Acres																																					
#7	G-088592	1996	1100	89'	490'	200.9 Acres																																					
#8	G-088593	1996	1100	84'	520'	207.9 Acres																																					
#9	G-088594	1996	1100	70'	320'	194 Acres																																					
ADDITIONAL PROPERTY:	NONE																																										
REAL ESTATE TAXES:	2015 Net Taxes Section 24: \$11,555.64 Section 25: \$9,660.18 Section 29: \$922.18 Section 32: \$10,647																																										

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.

MAP 58

R31W

JOINS MAP 49

