

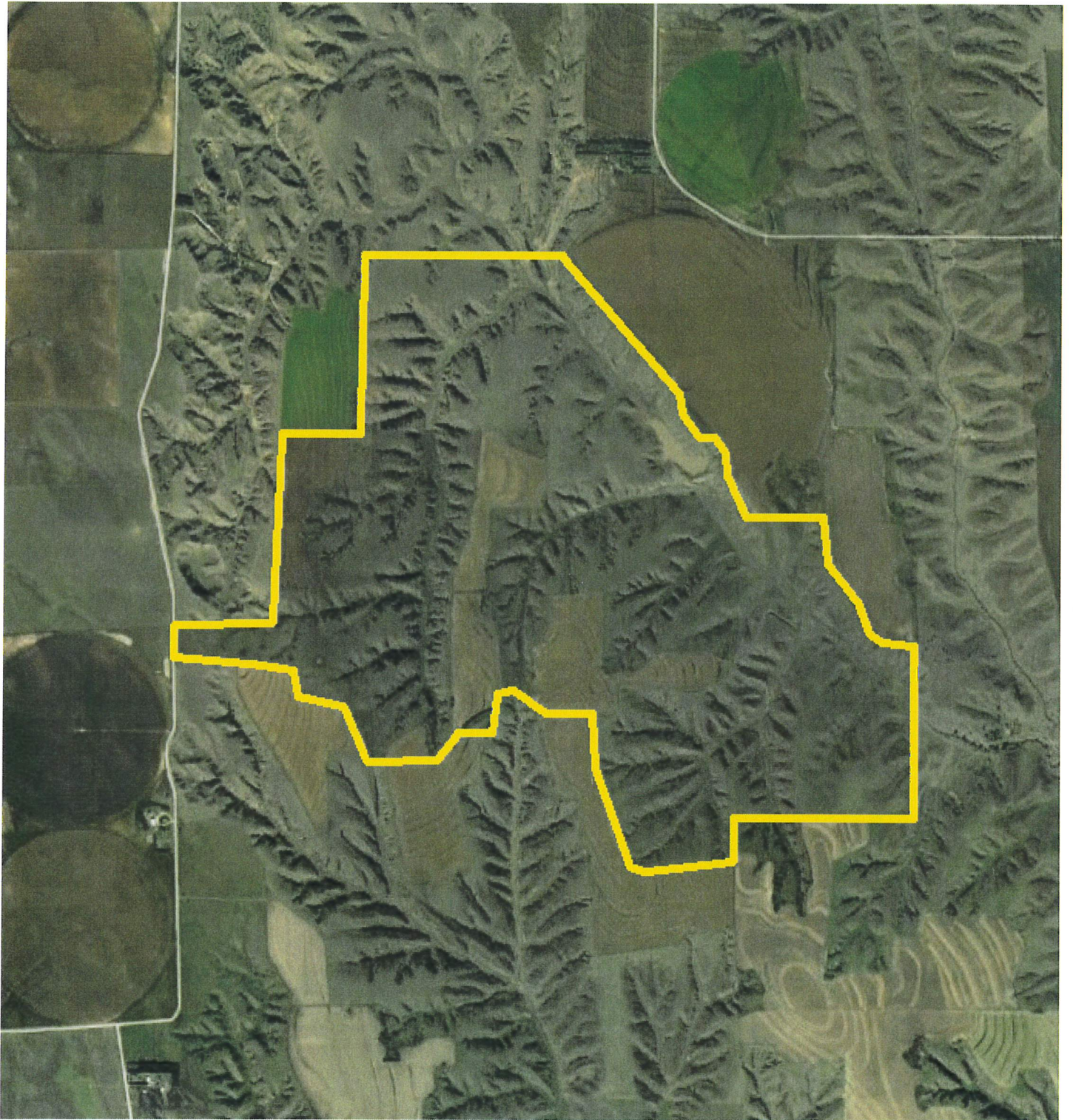
Seller: Brennemann Land and Cattle, LLC

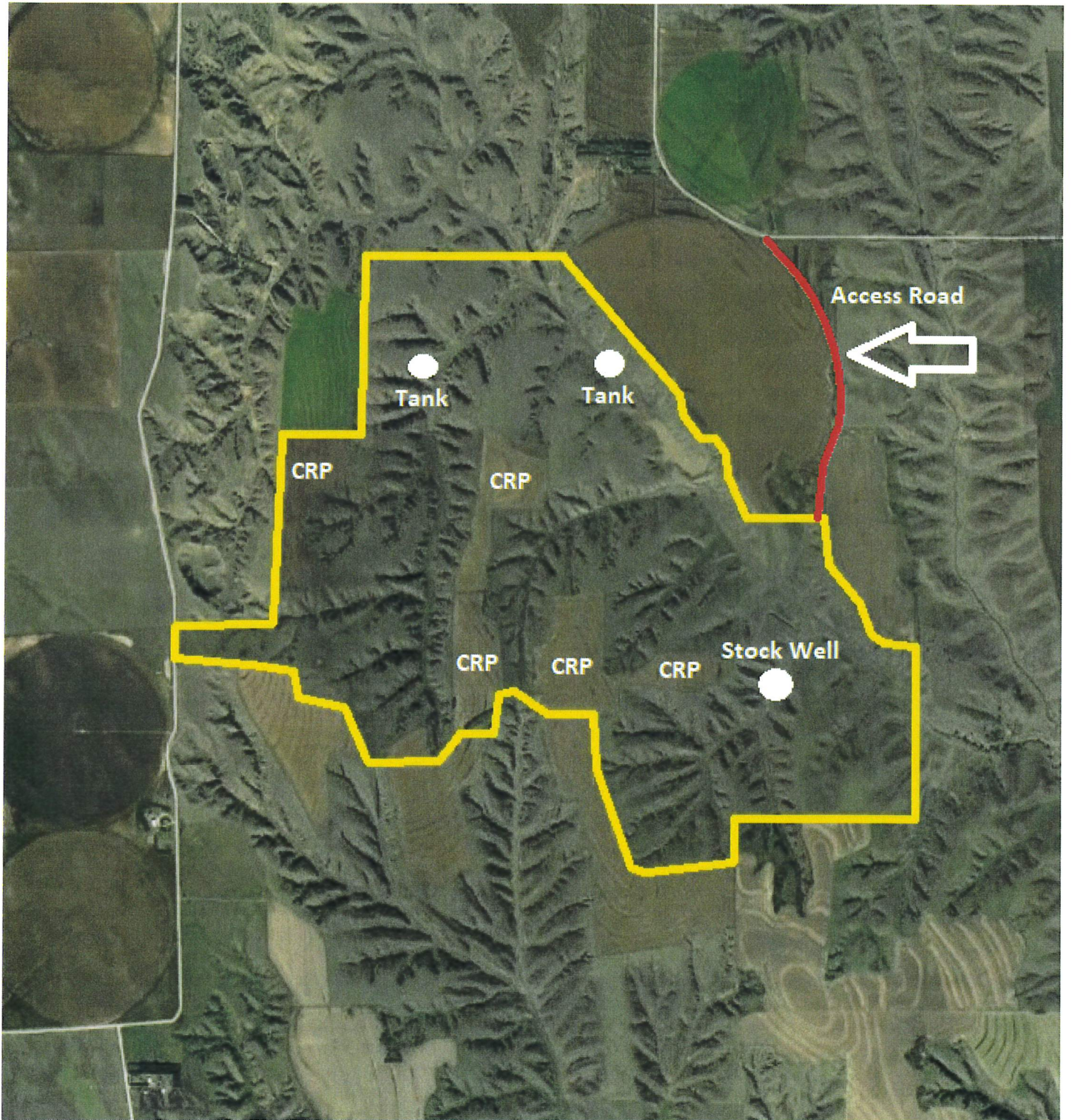
Call: John or Derek , Colson Agency, Imperial, Ne. 308-882-4909

LIST PRICE:	\$1,100,000.00 985 +/- acres Pasture 139 +/- acres CRP 4.77 +/- acres Dryland
LEGAL DESCRIPTION:	E1/2SW1/4, E1/2 Sec 31, Pt Sec 32- T7N-R30W, Pt N1/2 Sec 6, PtW1/2, NE1/4 Sec 5 T6N-R30W; Frontier County Nebraska
LAND USE:	Pasture, Dryland, & CRP
SOIL TYPE:	Coly & Uly Silt Loam, Coly-Uly-Hobbs Silt Loam, Hall Silt Loam, Sarben Loamy Very Fine Sand, & McCash Loamy Very Fine Sand
FSA INFORMATION:	TBD
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Good 3 & 4 wire fence- Electric Stock well- Buyer will receive immediate possession at closing- Great potential for Mule Deer, Whitetail and Turkeys- Secluded property off the county road- Combination property with Canyons, CRP, and great wildlife habitat.
REAL ESTATE TAXES:	2021 Estimated Net Taxes \$8,887.97

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.

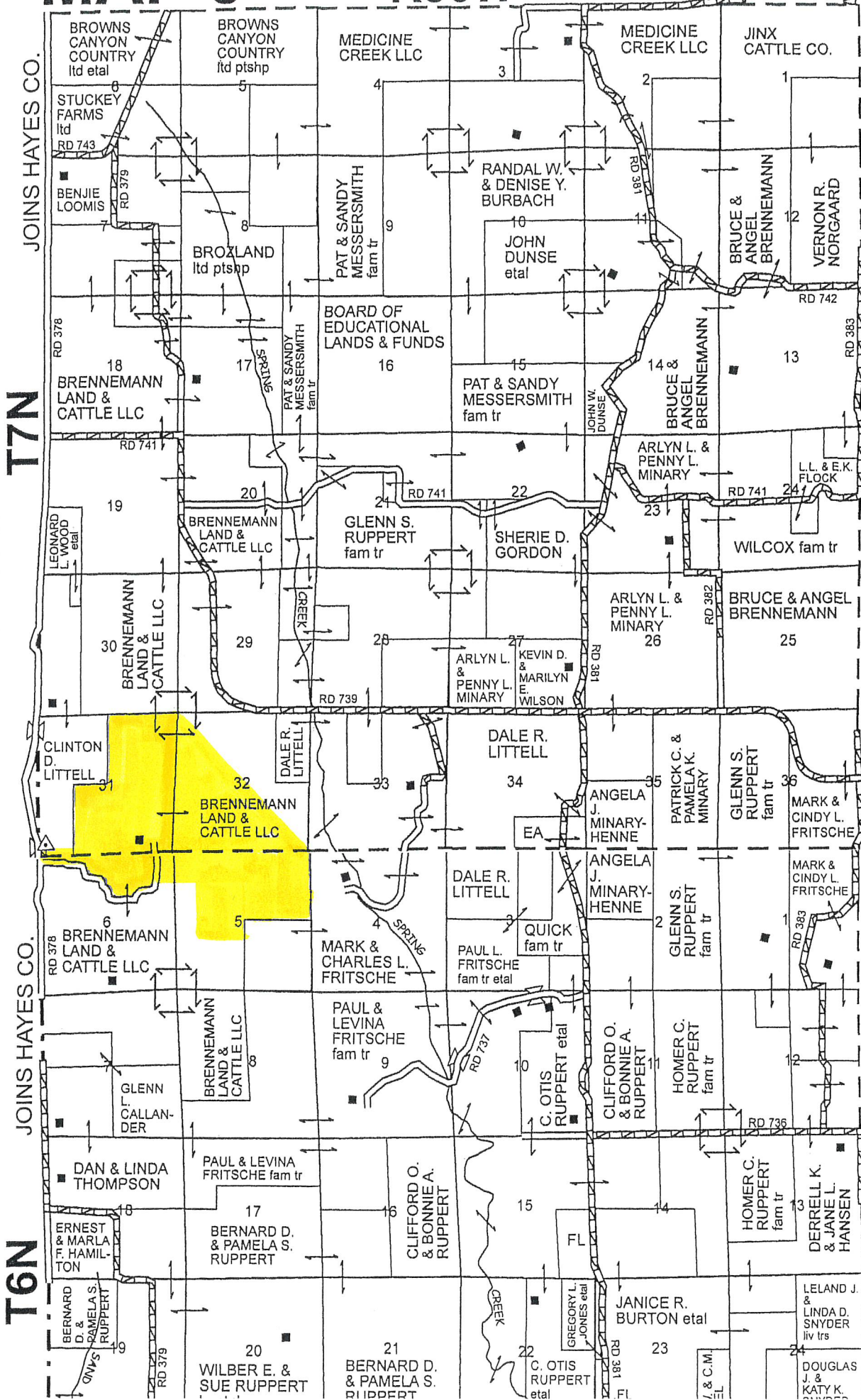




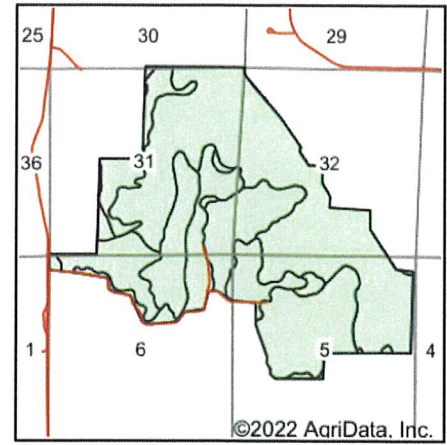
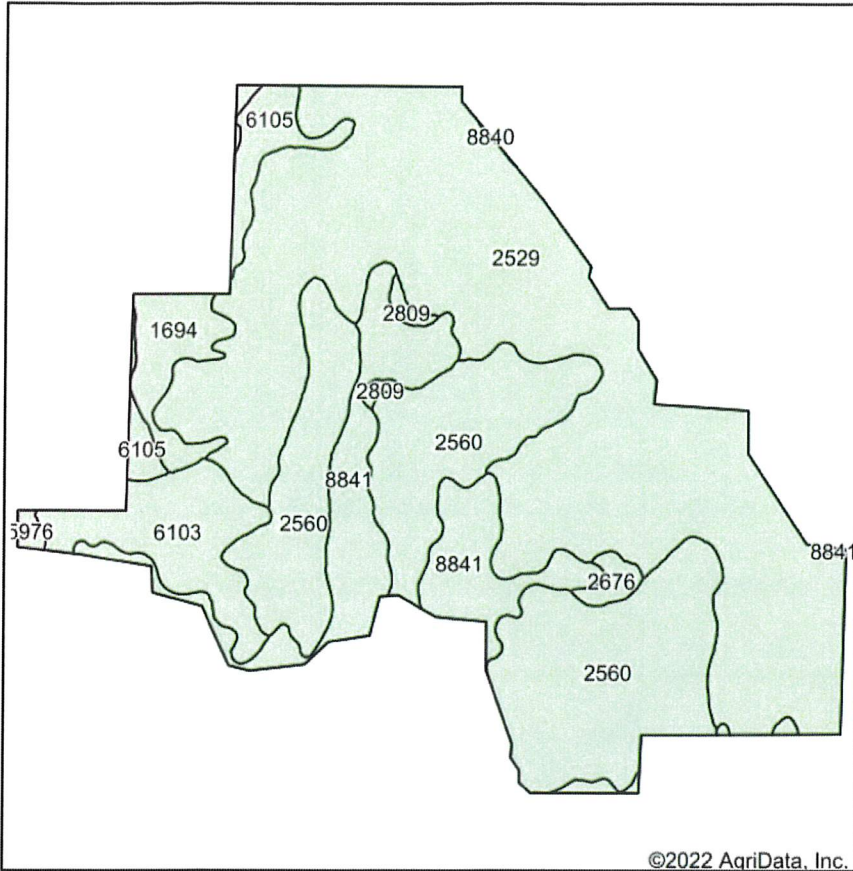
MAP 8

R30W

JOINS MAP 1



Soils Map



State: **Nebraska**
 County: **Frontier**
 Location: **31-7N-30W**
 Township: **Weaver**
 Acres: **1130.24**
 Date: **7/13/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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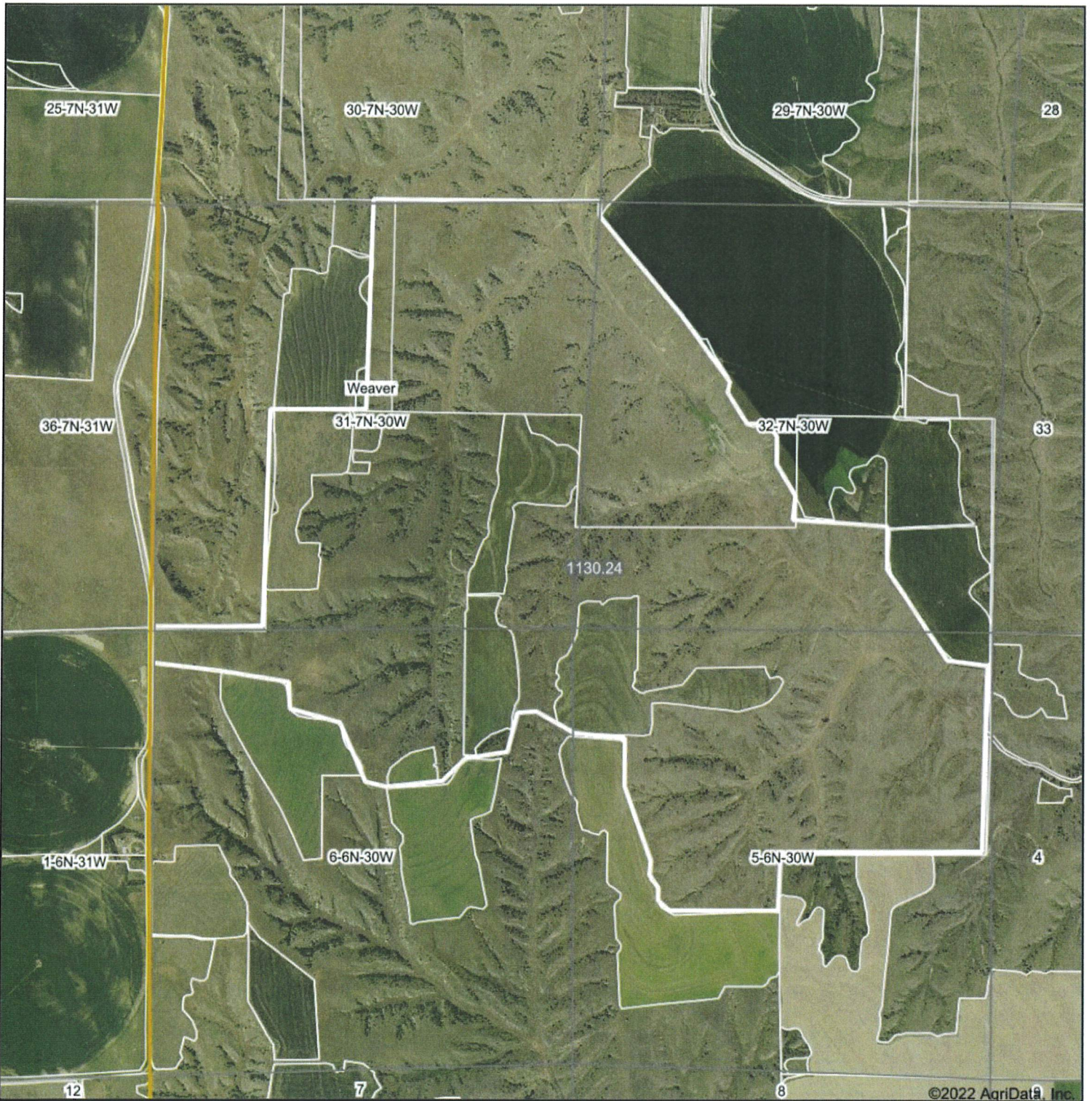
Soils data provided by USDA and NRCS.

Area Symbol: NE063, Soil Area Version: 19

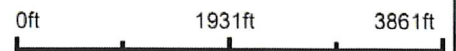
Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
2529	Coly and Uly silt loams, 11 to 30 percent slopes	540.28	47.8%	Vle		34								62
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	310.42	27.5%	Vlle										28
8841	Hall silt loam, 1 to 3 percent slopes	130.94	11.6%	lle	lle	70	2	5	42	134	42		39	68
6103	Sarben loamy very fine sand, 20 to 60 percent slopes	67.78	6.0%	Vlle		3								6
1694	McCash loamy very fine sand, 0 to 3 percent slopes	33.69	3.0%	llle	llle	59	2	5	56	129	38		30	50
6105	Sarben loamy very fine sand, 3 to 9 percent slopes	30.68	2.7%	IVe	IVe	49	1	3	20		20		20	43
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	7.55	0.7%	llle	llle									71

Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 40° 31' 42.72, -100° 45' 55.05



31-7N-30W
Frontier County
Nebraska



7/13/2022

Maps Provided By

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

