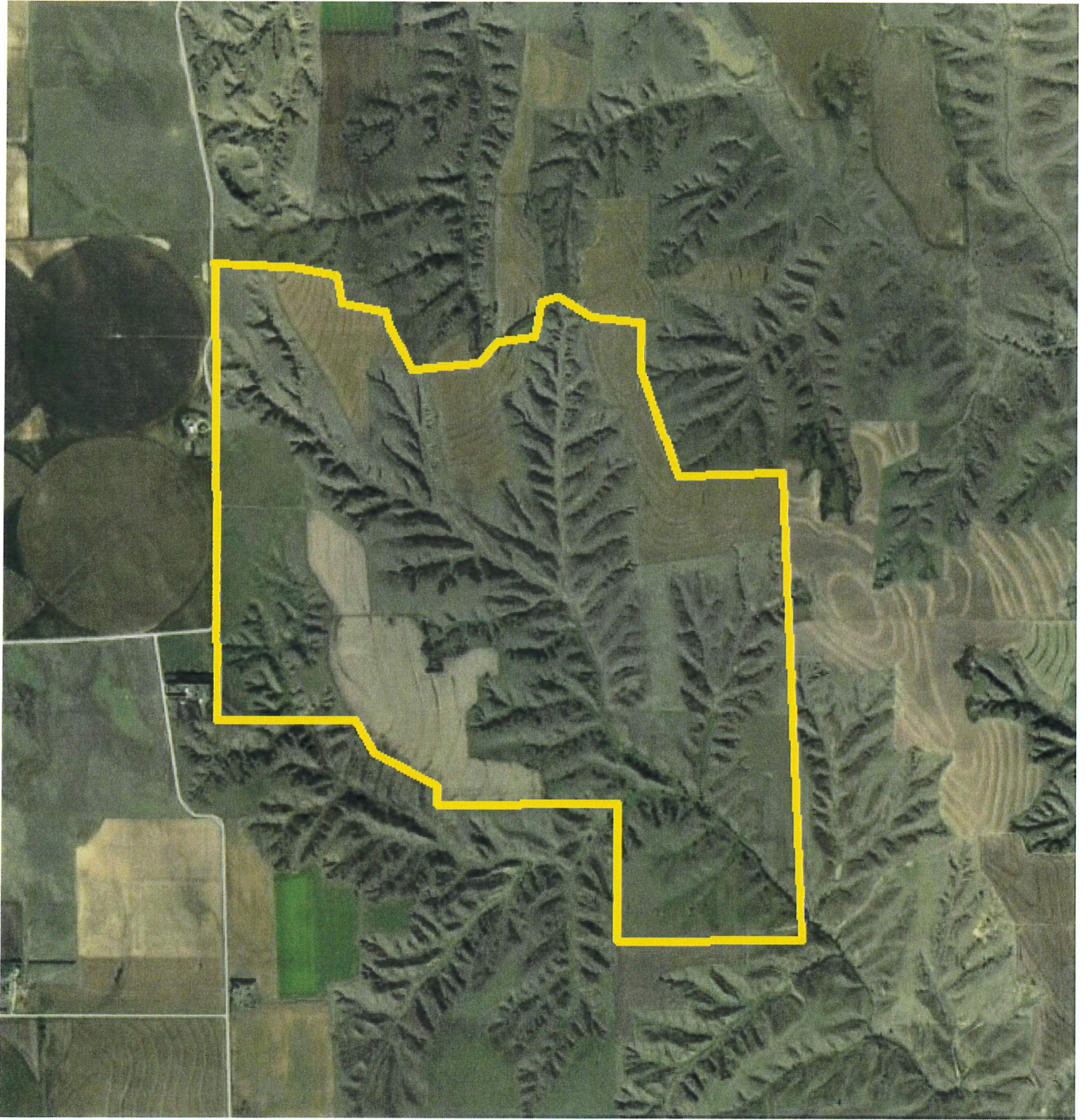


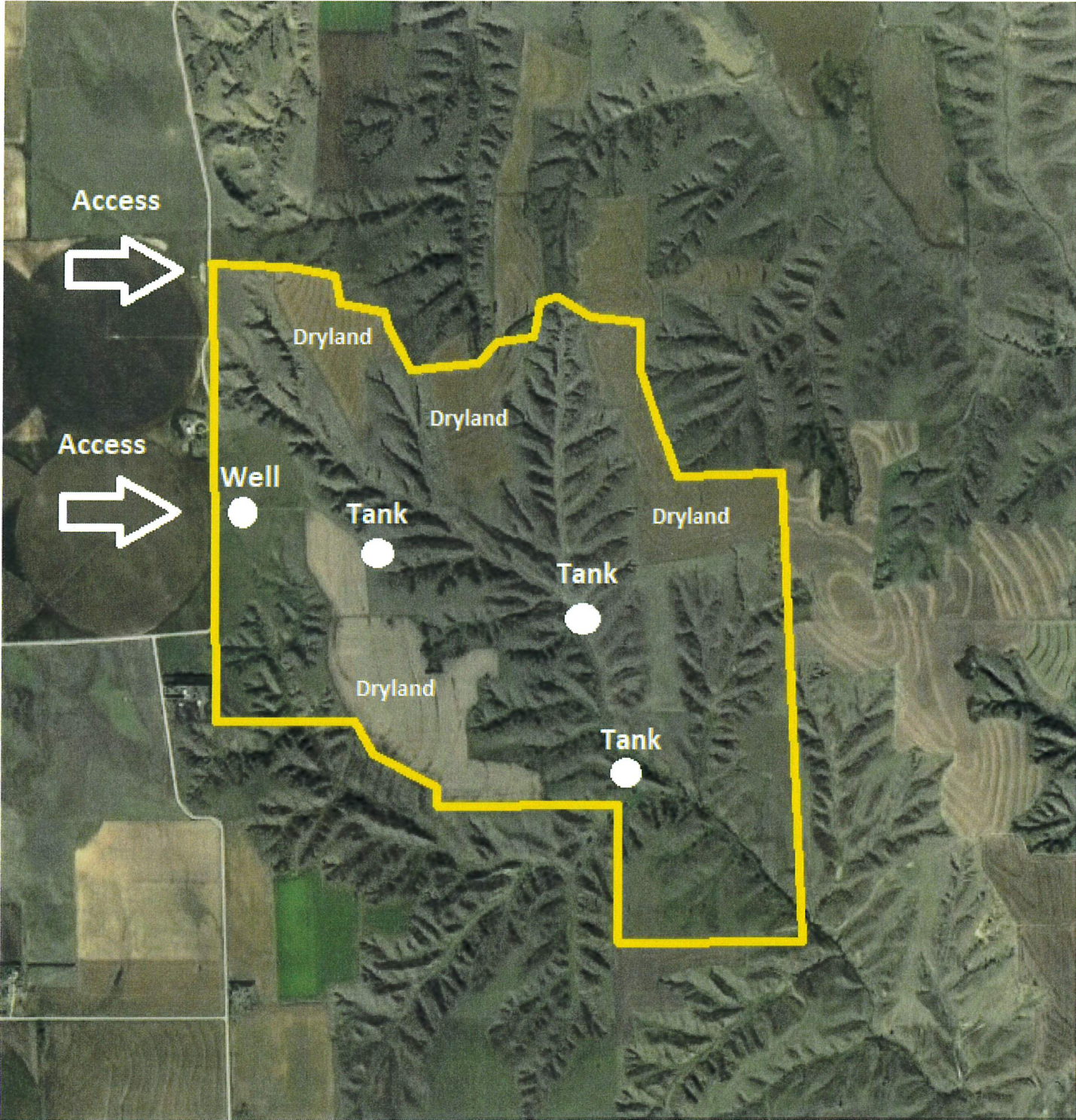
Seller: Brennemann Land and Cattle, LLC

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

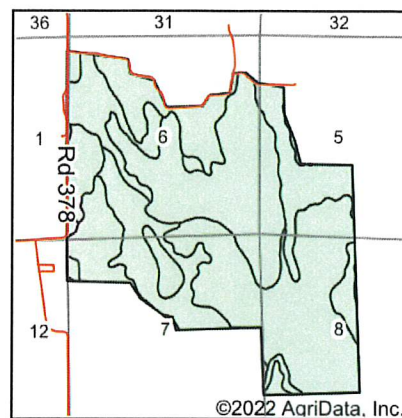
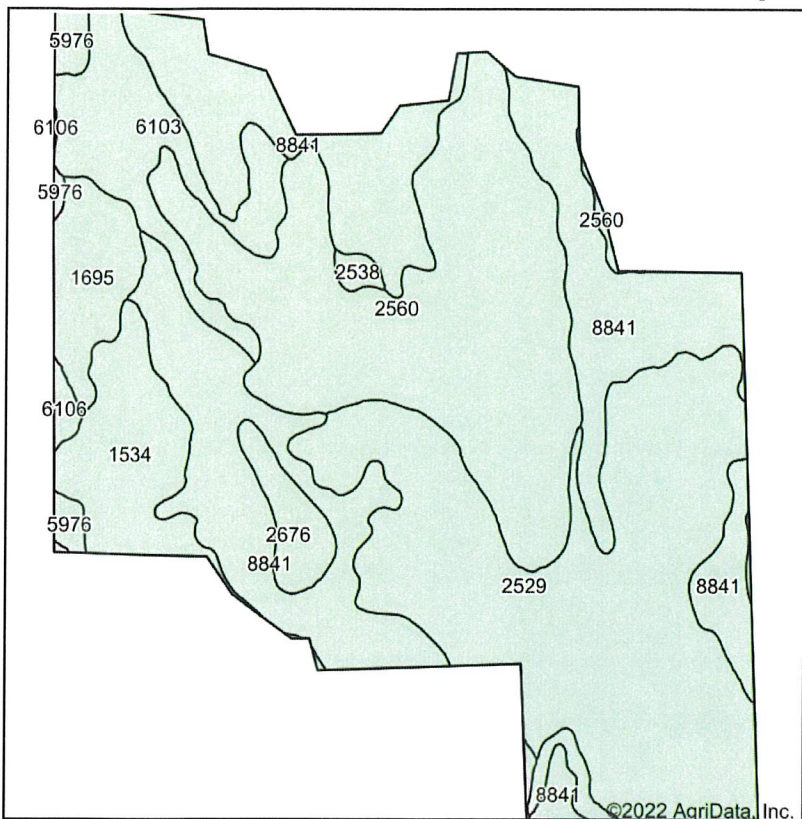
LIST PRICE:	\$1,400,000.00 887 +/- acres Pasture 283 +/- acres Dryland
LEGAL DESCRIPTION:	S1/2, Pt N1/2 Sec 6, Pt W1/2 Sec 5, N1/2NW1/4, NE1/4 Sec 7, NW1/4, N1/2SW1/4 Sec 8 all in T6N-R30W; Frontier County Nebraska
LAND USE:	Pasture & Dryland
SOIL TYPE:	Coly & Uly Silt Loam, Coly-Uly-Hobbs Silt Loam, Hall Silt Loam, Sarben Loamy Very Fine Sand, McCash Loamy Very Fine Sand, & Sulco Silt Loam
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, Dryland, and great wildlife habitat.
REAL ESTATE TAXES:	2021 Estimated Net Taxes \$9,942.90

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.





Soils Map



State: **Nebraska**
 County: **Frontier**
 Location: **6-6N-30W**
 Township: **Zimmer**
 Acres: **1167.61**
 Date: **7/13/2022**



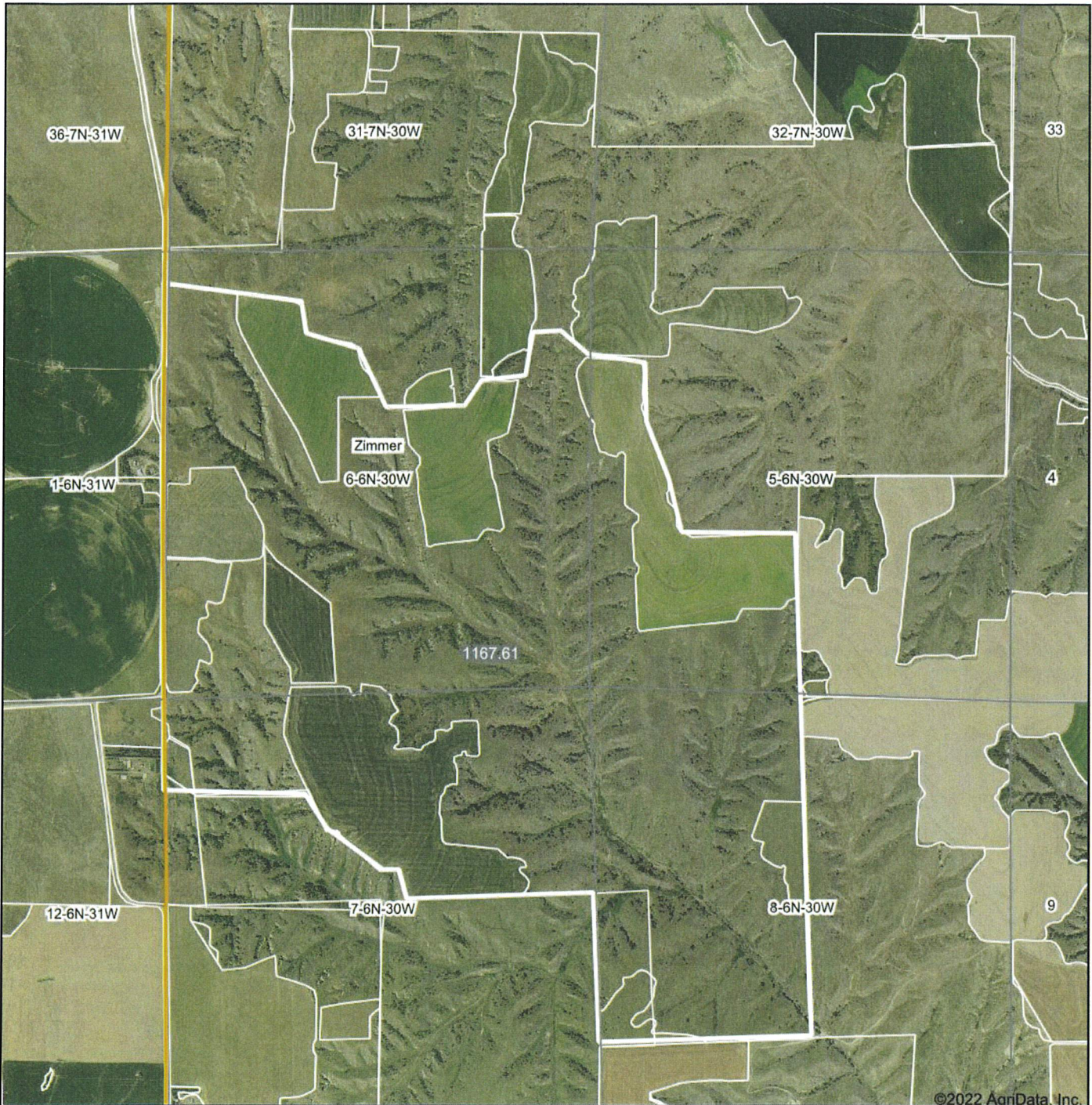
Soils data provided by USDA and NRCS.

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
8841	Hall silt loam, 1 to 3 percent slopes	329.80	28.2%	Ile	Ile	70	2	5	42	134	42		39	68
2529	Coly and Uly silt loams, 11 to 30 percent slopes	325.16	27.8%	VIe		34								62
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	273.17	23.4%	VIIe										28
6103	Sarben loamy very fine sand, 20 to 60 percent slopes	77.93	6.7%	VIIe		3								6
1534	Sulco silt loam, 30 to 60 percent slopes	69.29	5.9%	VIIe		2								6
1695	McCash very fine sandy loam, 0 to 1 percent slopes	41.10	3.5%	IIc	Ile	66	3	5	49	127	44	127	39	39
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	20.85	1.8%	IIIe	IIIe									71

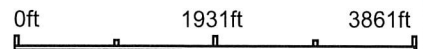
Soils data provided by USDA and NRCS.

Aerial Map



©2022 AgriData, Inc.

Map Center: 40° 30' 56.32, -100° 45' 55.85



6-6N-30W
Frontier County
Nebraska



7/13/2022

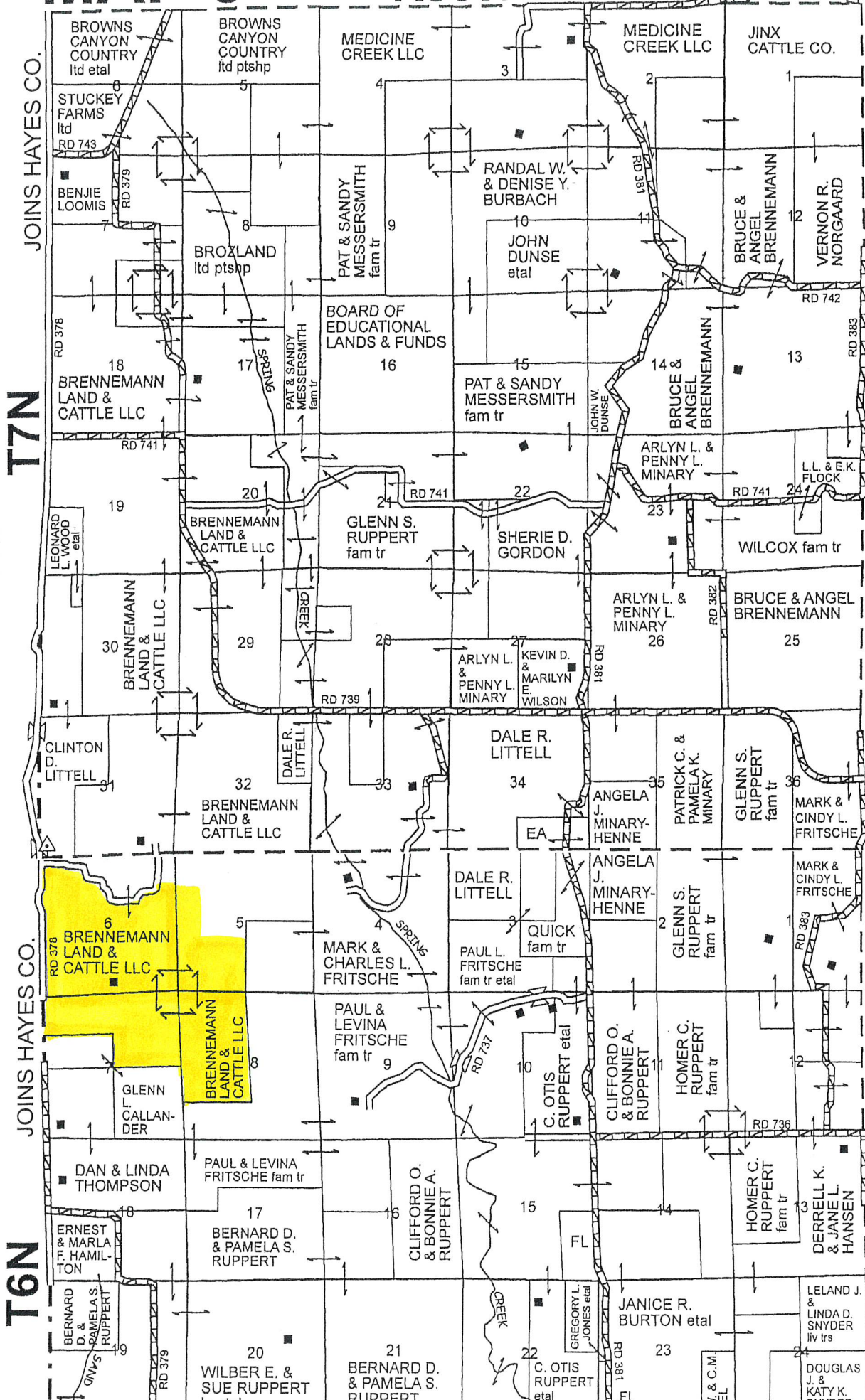


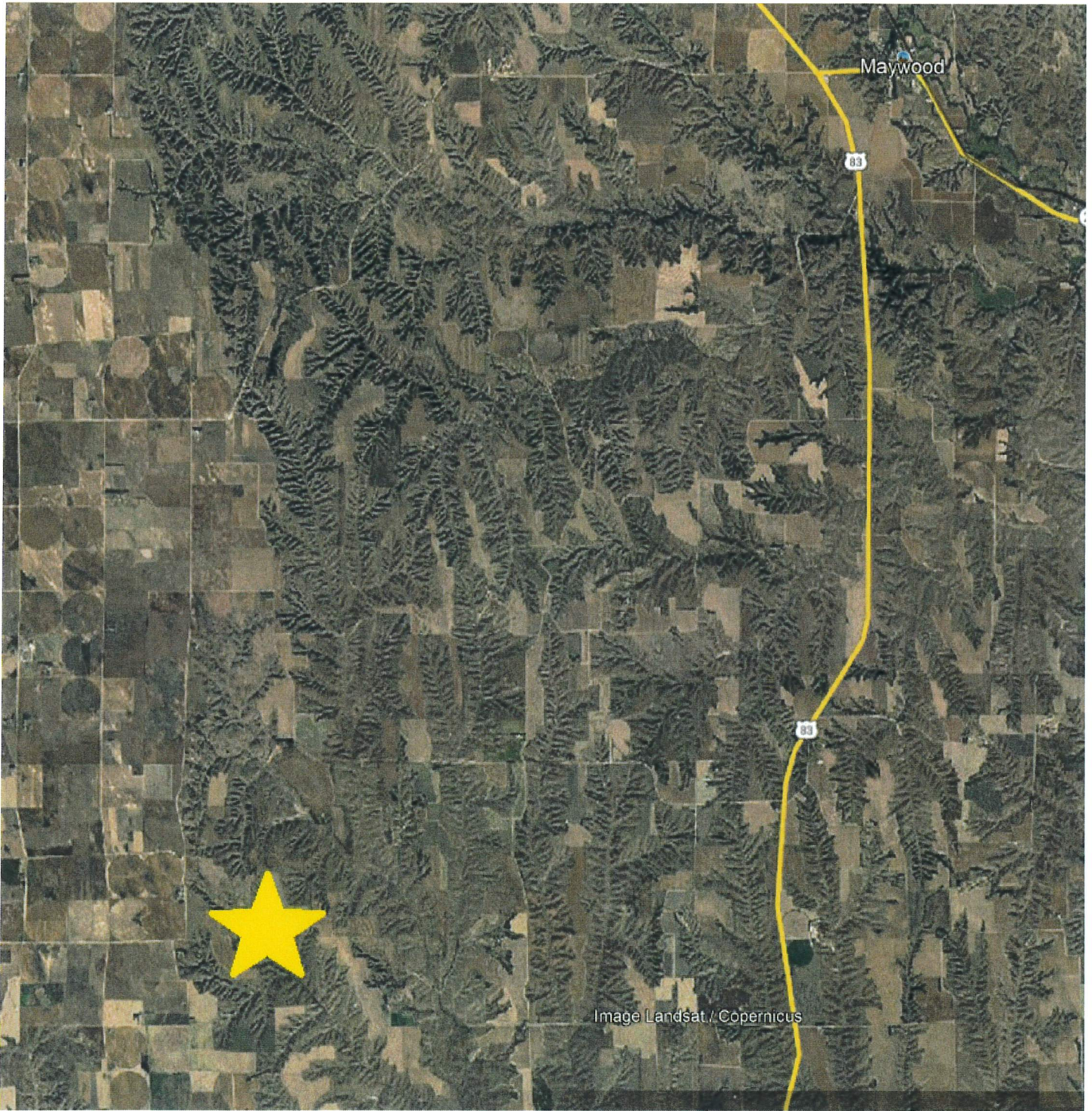
Field borders provided by Farm Service Agency as of 5/21/2008.

MAP 8

R30W

JOINS MAP 1





Maywood

83

83

Image Landsat / Copernicus