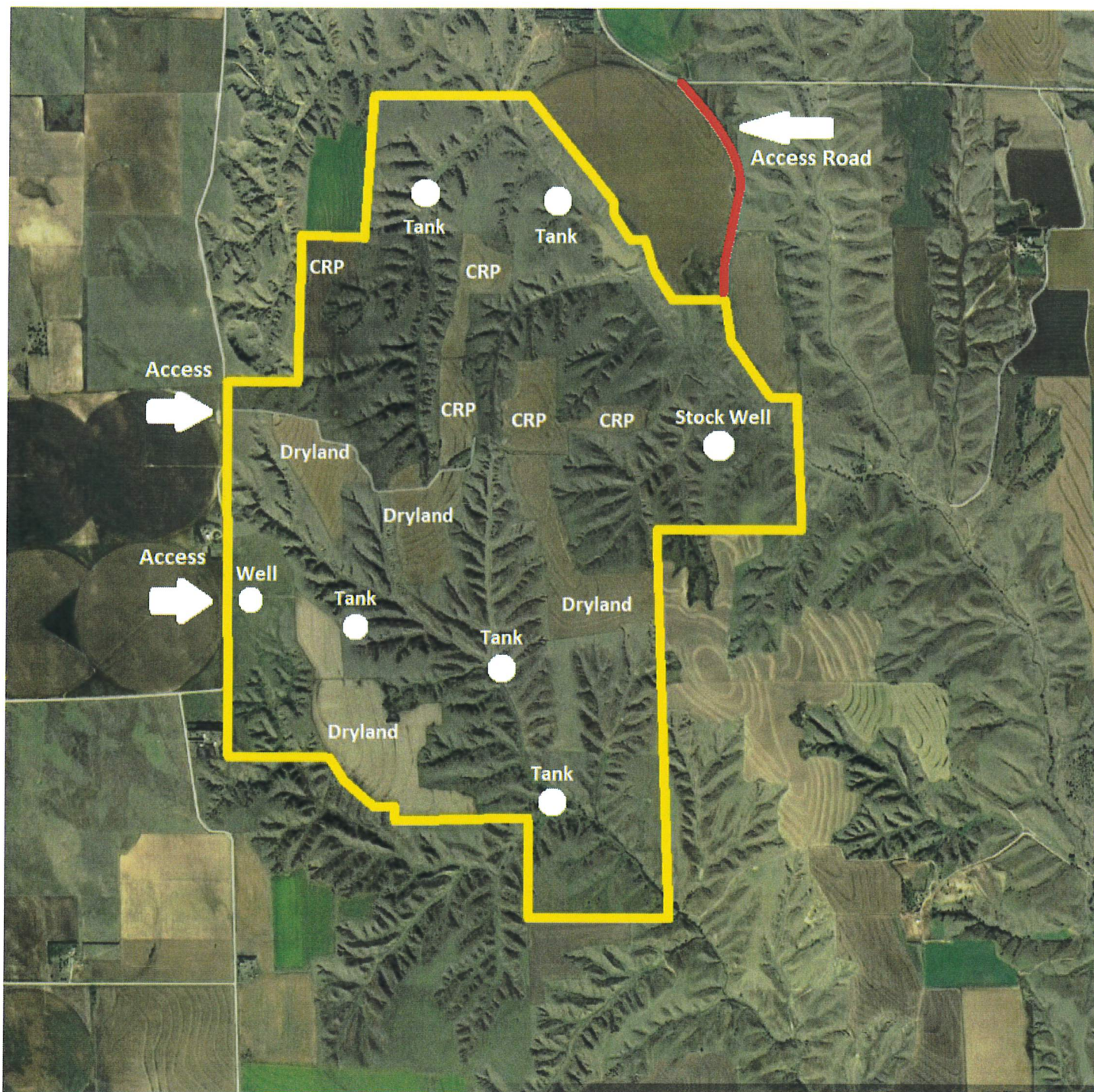


Seller: Brennemann Land and Cattle, LLC

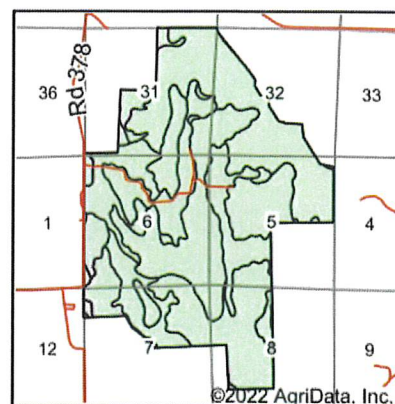
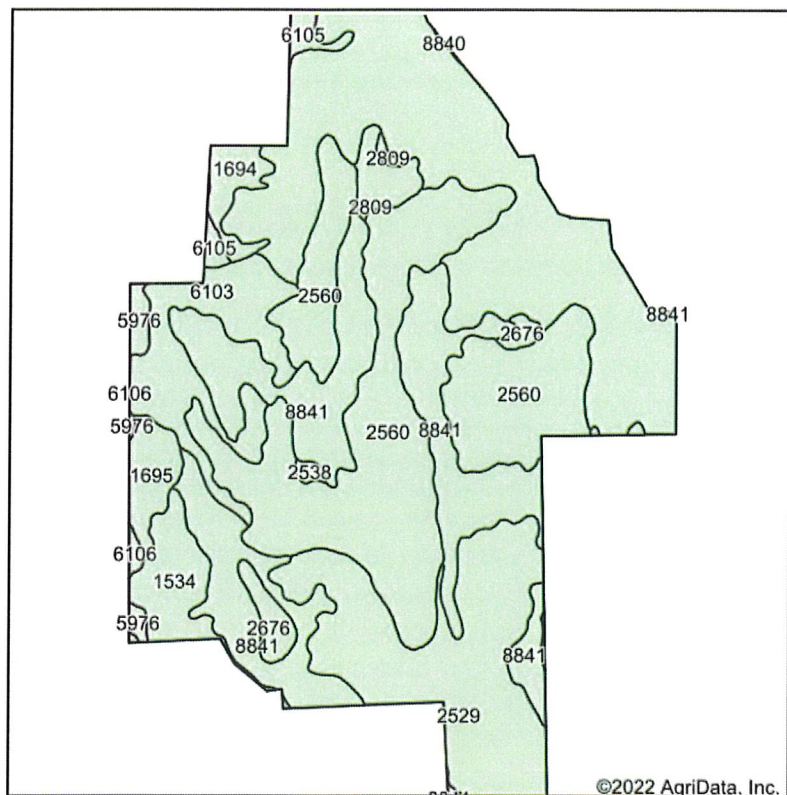
Call: John or Derek , Colson Agency, Imperial, Ne. 308-882-4909

LIST PRICE:	\$2,500,000.00 1,850 +/- acres Pasture 288 +/- acres Dryland 139 +/- acres CRP
LEGAL DESCRIPTION:	(See Attached Legal Description); Frontier County Nebraska
LAND USE:	Pasture, Dryland, & CRP
SOIL TYPE:	Primarily Coly & Uly Silt Loam, Coly-Uly-Hobbs Silt Loam, Hall Silt Loam, and Sarben Loamy Very Find 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:	2022 Estimated Net Taxes \$16,526.40

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: **2255.6**
 Date: **12/22/2022**



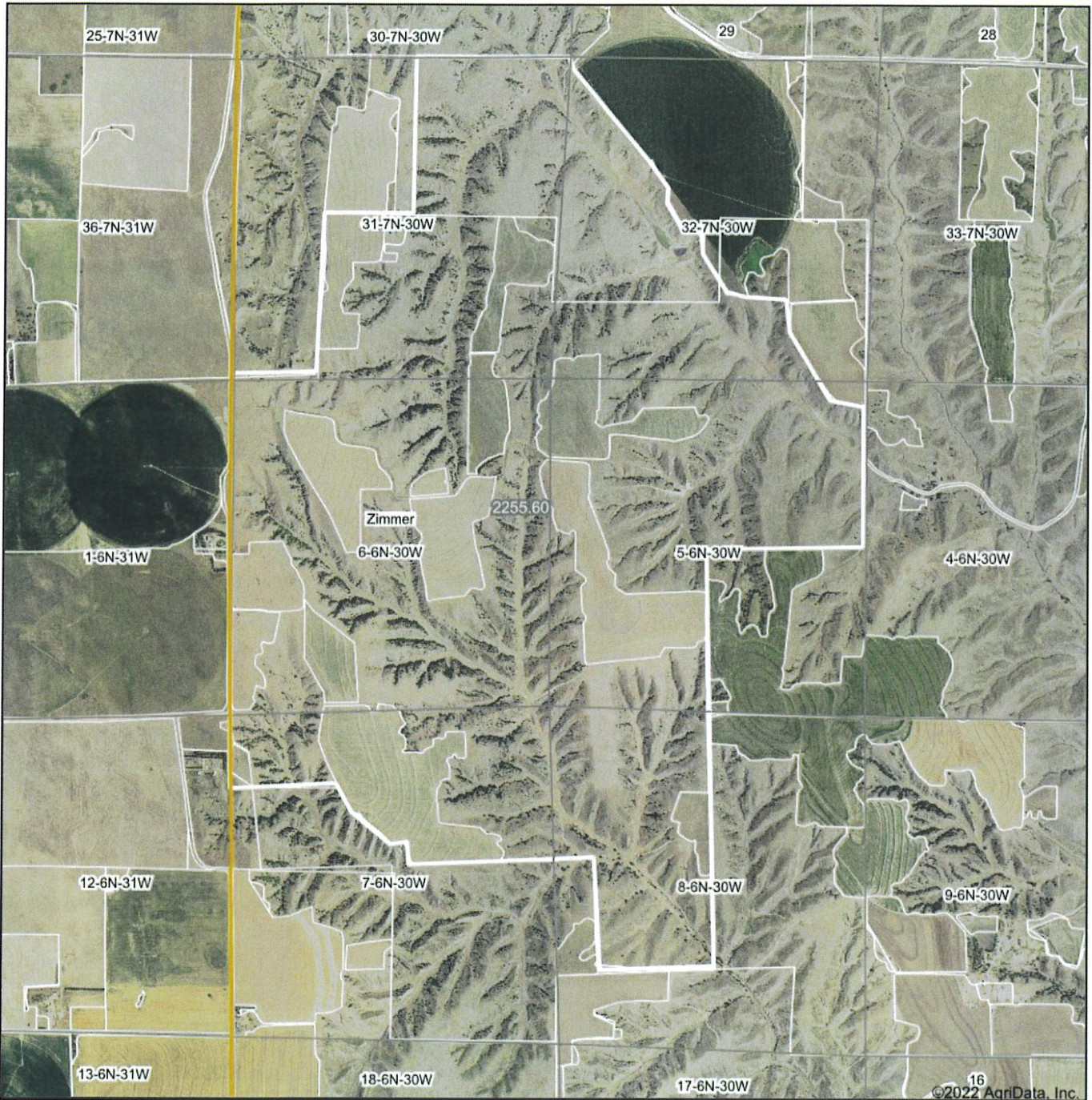
Soils data provided by USDA and NRCS.

Area Symbol: NE063, Soil Area Version: 20

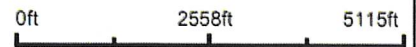
Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
2529	Coly and Uly silt loams, 11 to 30 percent slopes	848.25	37.6%	Vle		34								61
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	583.40	25.9%	Vlle										28
8841	Hall silt loam, 1 to 3 percent slopes	456.86	20.3%	lle	lle	70	2	5	42	134	42		39	68
6103	Sarben loamy very fine sand, 20 to 60 percent slopes	145.28	6.4%	Vlle		3								6
1534	Sulco silt loam, 30 to 60 percent slopes	68.83	3.1%	Vlle		2								6
1695	McCash very fine sandy loam, 0 to 1 percent slopes	40.40	1.8%	llc	lle	66	3	5	49	127	44	127	39	39
1694	McCash loamy very fine sand, 0 to 3 percent slopes	32.89	1.5%	llle	llle	59	2	5	56	129	38		30	49

Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 40° 31' 5.47, -100° 45' 49.8



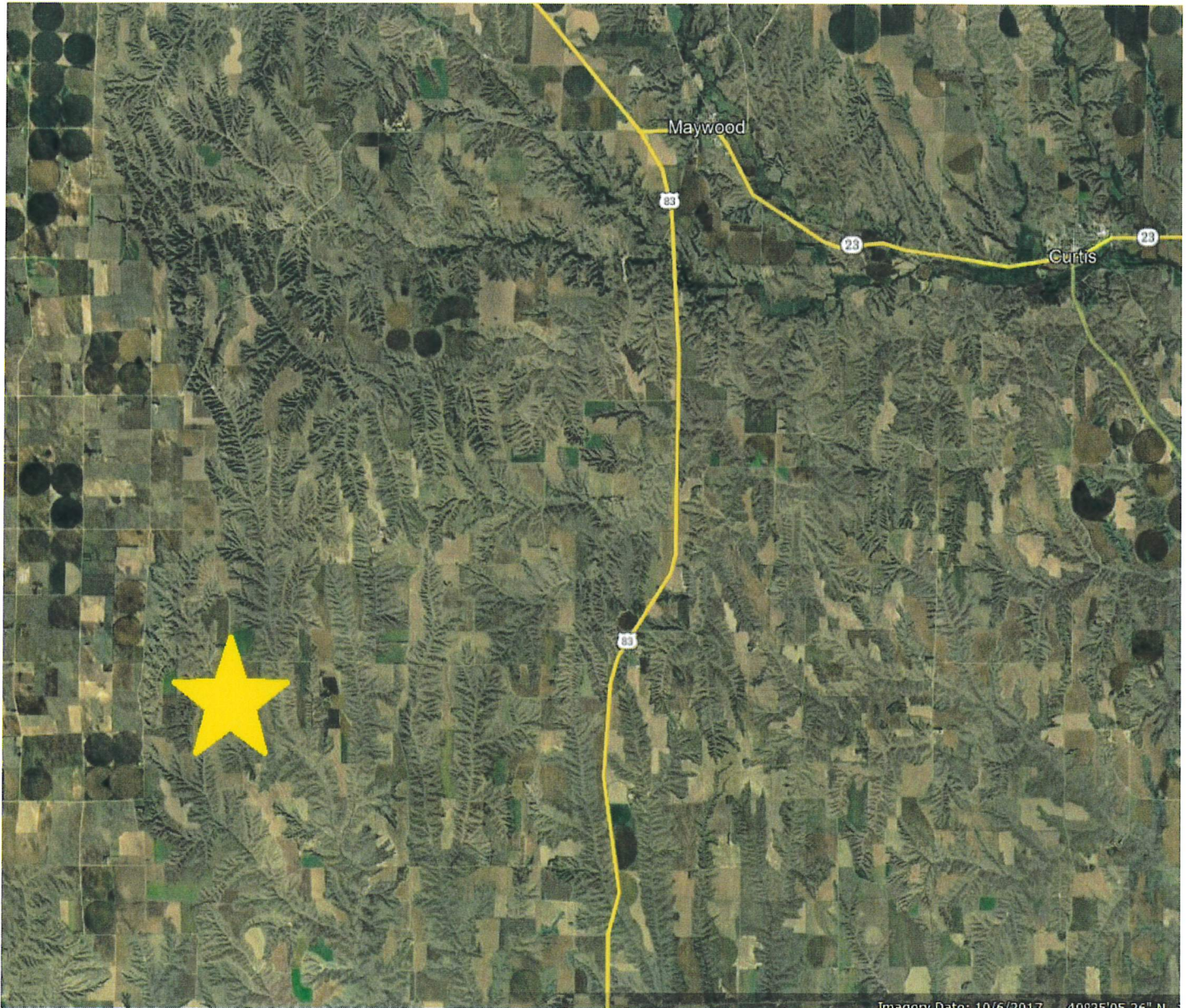
6-6N-30W
Frontier County
Nebraska



12/22/2022

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



MAP 8

R30W

JOINS MAP 1

