

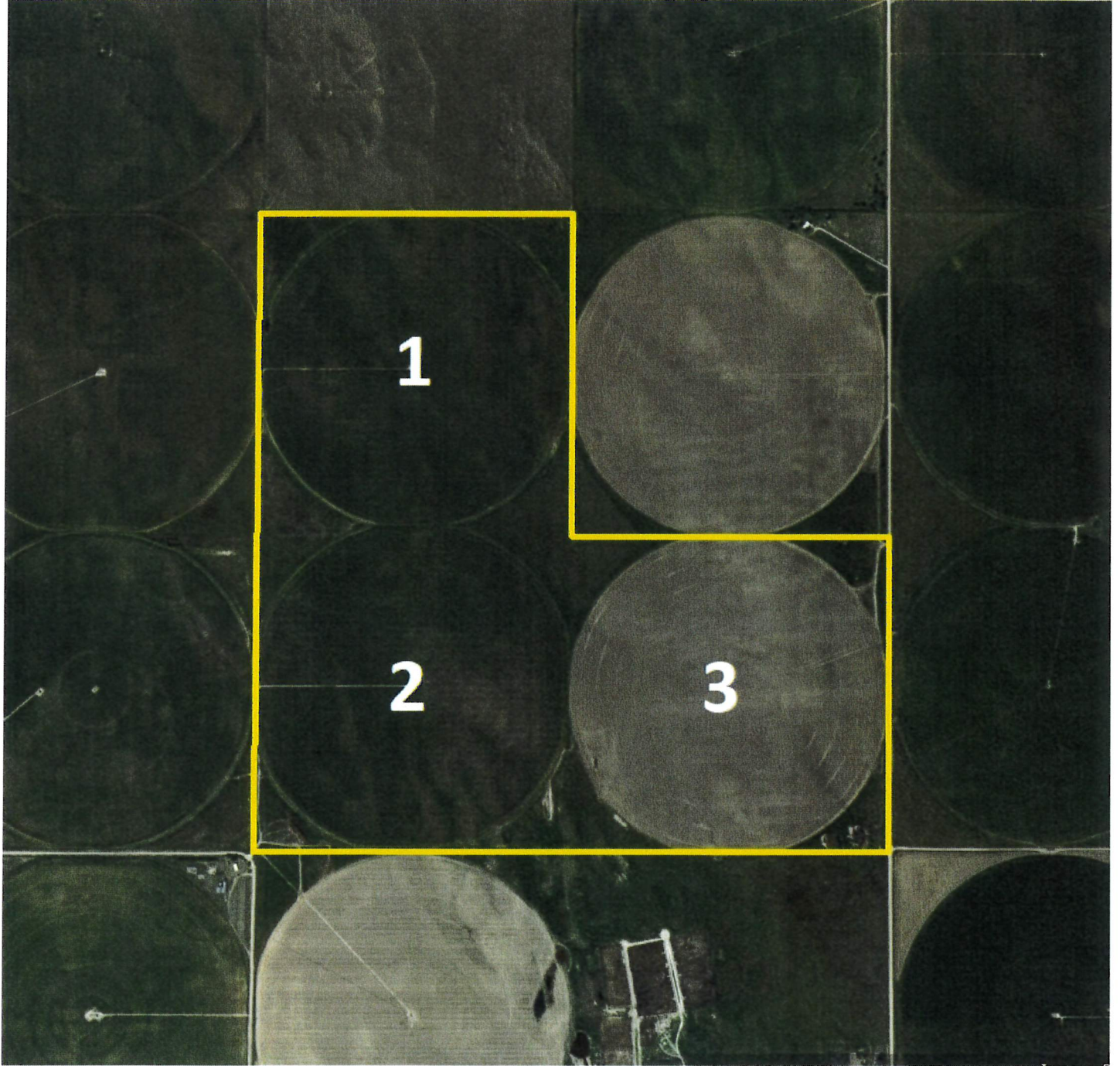
Seller: PIA Farmland, LP

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

LIST PRICE:	\$2,800,000.00 480 +/- Total Acres 407 +/- Irrigated Acres																																				
LEGAL DESCRIPTION:	NW1/4 Sec 23-T2N-R39W, S1/2 Section 23-T2N-R39W Dundy County Nebraska																																				
LAND USE:	Three Irrigated Pivots with Native Grass Corners																																				
SOIL TYPE:	Farm Ground primarily made up of Jayem Loamy Sand, Sarben Loamy Sand, and Valent Sand																																				
FSA INFORMATION:	Total Farmland Acres: Pending Total Crop Land Acres: Pending Total Base Acres: Pending Corn Acres: Wheat Acres:																																				
NRD INFORMATION:	<table border="1"><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>Depth</u></th><th><u>Cert Ac</u></th><th><u>20 Usage</u></th><th><u>21 Usage</u></th></tr></thead><tbody><tr><td>(1)</td><td>G-060642</td><td>1978</td><td>1902</td><td>95'</td><td>220'</td><td>135.85</td><td>11.51"</td><td>13.49"</td></tr><tr><td>(2)</td><td>G-069474</td><td>1984</td><td>850</td><td>91'</td><td>210'</td><td>135.25</td><td>13.52"</td><td>17.52"</td></tr><tr><td>(3)</td><td>G-060641</td><td>1978</td><td>2902</td><td>75'</td><td>210'</td><td>136.55</td><td>13.11"</td><td>15.77"</td></tr></tbody></table>		<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Cert Ac</u>	<u>20 Usage</u>	<u>21 Usage</u>	(1)	G-060642	1978	1902	95'	220'	135.85	11.51"	13.49"	(2)	G-069474	1984	850	91'	210'	135.25	13.52"	17.52"	(3)	G-060641	1978	2902	75'	210'	136.55	13.11"	15.77"
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IRRIGATION EQUIPMENT:	<table border="1"><thead><tr><th></th><th><u>Pivot</u></th><th><u>Towers</u></th><th><u>Drops</u></th><th><u>Power Unit</u></th></tr></thead><tbody><tr><td>(1)</td><td>Zimm</td><td>8</td><td>Yes</td><td>Electric</td></tr><tr><td>(2)</td><td>Zimm</td><td>8</td><td>Yes</td><td>Electric</td></tr><tr><td>(3)</td><td>Zimm</td><td>8</td><td>Yes</td><td>Electric</td></tr></tbody></table>		<u>Pivot</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	(1)	Zimm	8	Yes	Electric	(2)	Zimm	8	Yes	Electric	(3)	Zimm	8	Yes	Electric																
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ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Located Central Dundy County- 10 Miles NW of Benkelman, NE- These pivots are adjacent to a feed yard																																				
REAL ESTATE TAXES:	2021 Net Taxes \$11,591.60																																				

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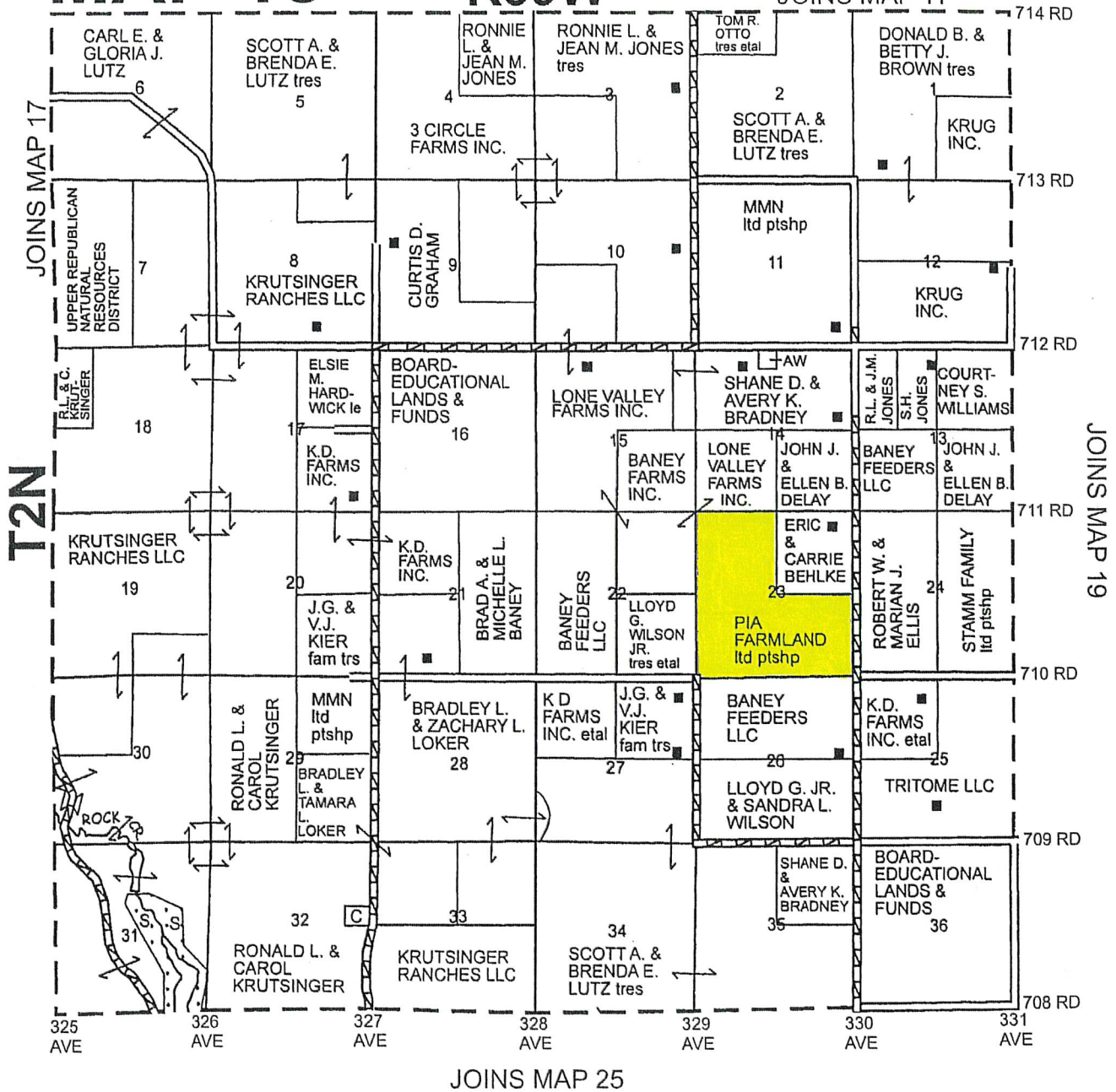
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.



MAP 18

R39W

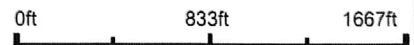
JOINS MAP 11



Aerial Map



map center: 40° 7' 34.88, -101° 41' 29.67



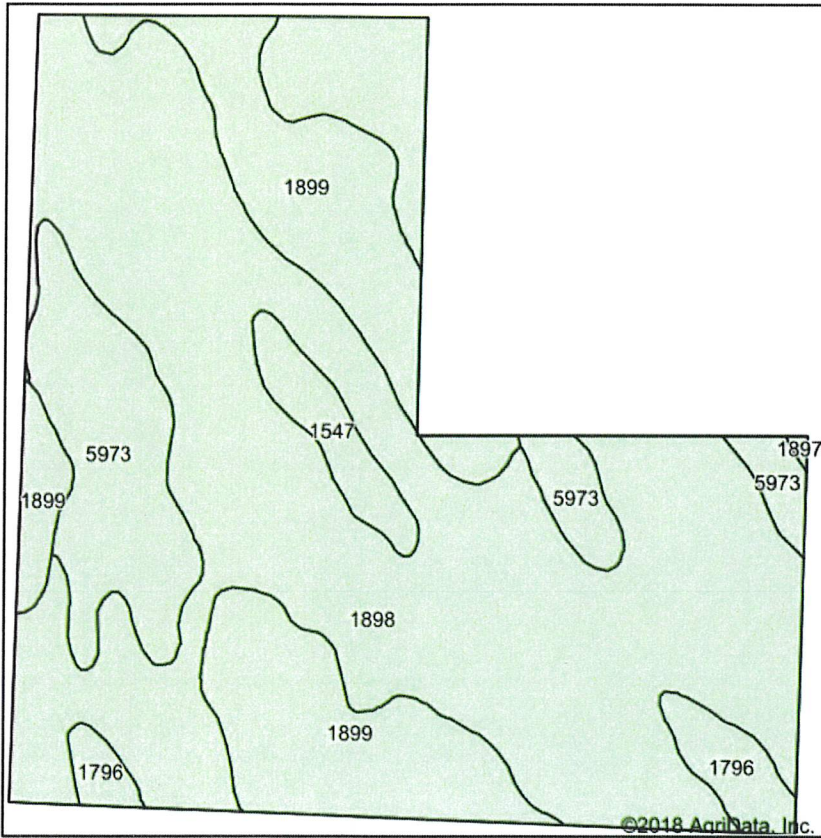
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23-2N-39W
Dundy County
Nebraska

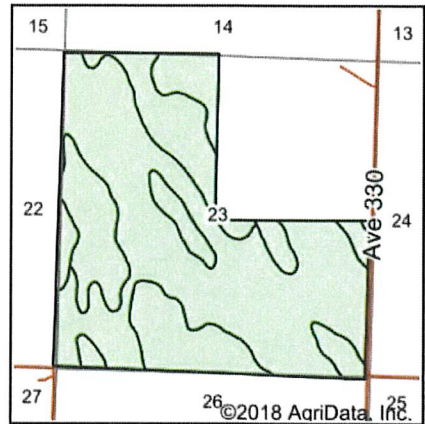


11/21/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Dundy**
 Location: **23-2N-39W**
 Township: **Benkelman No. 3**
 Acres: **470.74**
 Date: **11/21/2018**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE057, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay irrigated	Corn irrigated	Corn	Winter wheat fallow	Winter wheat fallow irrigated	Dry beans irrigated	*n NCCPI Soybeans
1898	Valent sand, 3 to 9 percent slopes	291.75	62.0%	Vle	IVe	20							5
1899	Valent sand, rolling	96.30	20.5%	Vle	IVe	12							7
5973	Jayem loamy sand, 0 to 3 percent slopes	56.20	11.9%	IVe	IIIe	53	4	122	27	29			40
1796	Sarben loamy sand, 0 to 3 percent slopes	13.83	2.9%	IVe	IIIe	37	3	118	24	27	3	2	32
1547	Dailey loamy sand, 0 to 3 percent slopes	12.22	2.6%	IVe	IVe	27	4	111		23	3	2	24
1897	Valent sand, 0 to 3 percent slopes	0.44	0.1%	Vle	IVe	22							6
Weighted Average						23	0.7	20.9	3.9	4.9	0.2	0.1	*n 10.9

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

