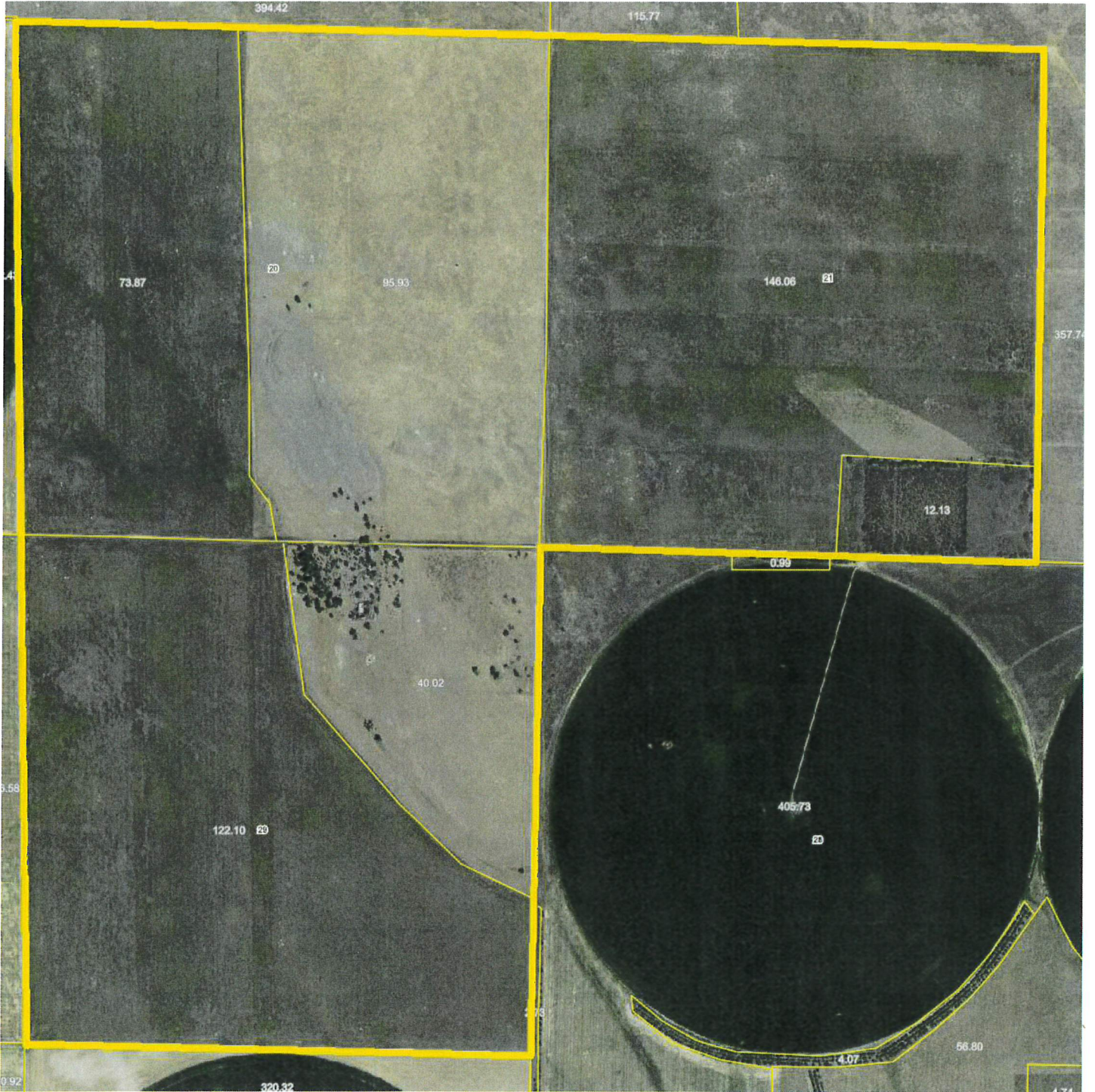


Seller: Miller Family Farms Inc.
Call: John Engbrecht or Eli Engbrecht
Colson Agency, Imperial, Ne. 308-882-4909

STARTING PRICE:	\$600,000.00 487.79 +/- Tax Acres
LEGAL DESCRIPTION:	SE1/4 Sec 20, SW1/4 Sec 21, & NE1/4 Sec 29 all in T8N-R35W Hayes County, Nebraska
LAND USE:	Dry Land Farm/Pasture Ground
SOIL TYPE:	Primarily made up of Sarban and McCash Loam soils
FSA INFORMATION:	Total Farmland Acres: 489.28 Total Cropland Acres: 341.9 CRP Info: Acres Enrolled: 341.9 Rental Rate Per Acre: \$51.66 Annual Payment: \$17,663.00 CRP Expiration Date: September 30, 2023
ADDITIONAL INFORMATION:	Located 14 miles south of Grinton, Ne. 1 Solar Livestock Well, 2 stock tank locations.
REAL ESTATE TAXES:	2022 Net Taxes \$3,375.86

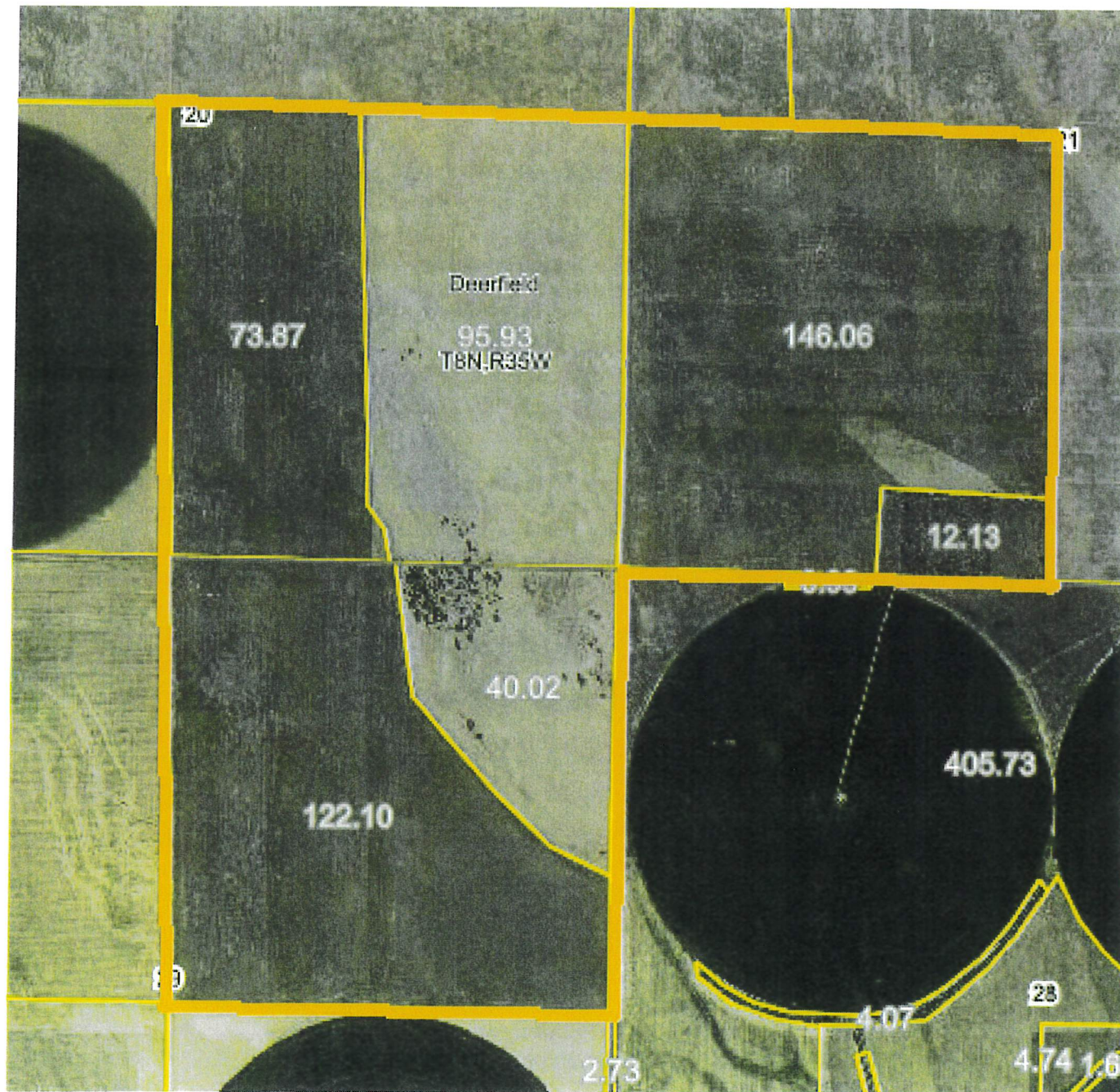
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The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally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

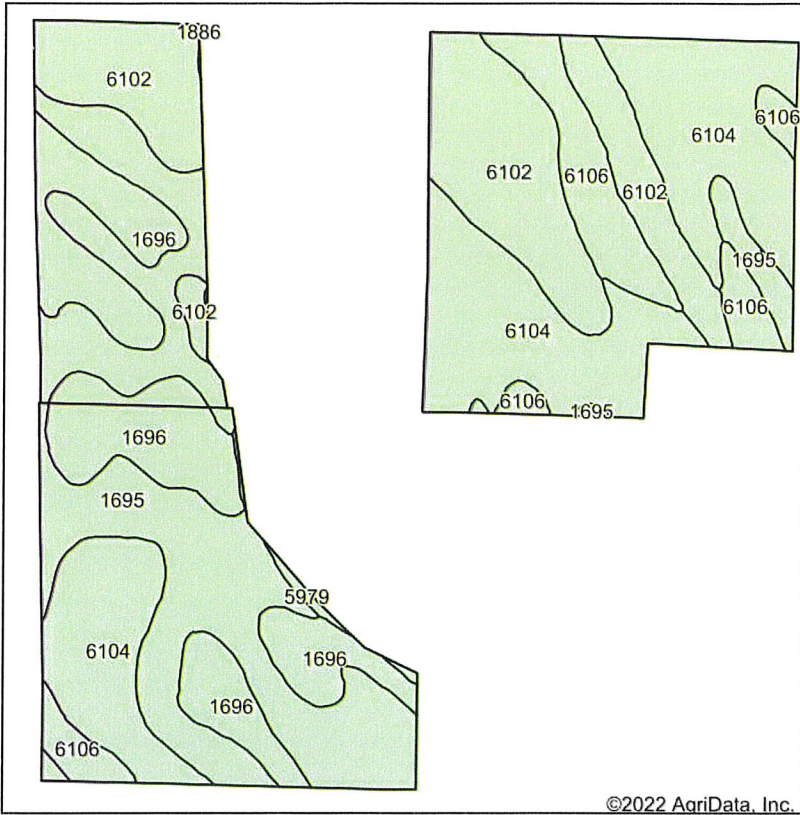


Miller Family Farms Inc.

SE1/4 Sec 20, SW1/4 Sec 21, & NE1/4 Sec 29 all in T8N-R35W; Hayes County



Soils Map



State: **Nebraska**
 County: **Hayes**
 Location: **29-8N-35W**
 Township: **Deerfield**
 Acres: **342.03**
 Date: **12/5/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Grain sorghum Bu	Grain sorghum Irrigated Bu	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	95.31	27.9%	IVe	IVe	49	1	4	30	79	20	99	25	37
1695	McCash very fine sandy loam, 0 to 1 percent slopes	89.11	26.1%	IIc	Ile	66	3	5	44	127	49	127	39	39
6102	Sarben loamy very fine sand, 0 to 3 percent slopes	68.59	20.1%	IIIe	IIIe	51	2	4	32	85	23	105	25	44
1696	McCash very fine sandy loam, 1 to 3 percent slopes	58.50	17.1%	Ile	Ile	64	2	5	38	110	30	115	38	57
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	28.81	8.4%	IVe	IVe	47	1	4	30	79	20	99	25	37
5979	Jayem loamy very fine sand, 3 to 6 percent slopes	1.53	0.4%	IVe	IVe	44	1	4	30	80	20	100	22	32
1886	Valent fine sand, 3 to 9 percent slopes	0.11	0.0%	VIe	IVe	20								11

Soils data provided by USDA and NRCS.