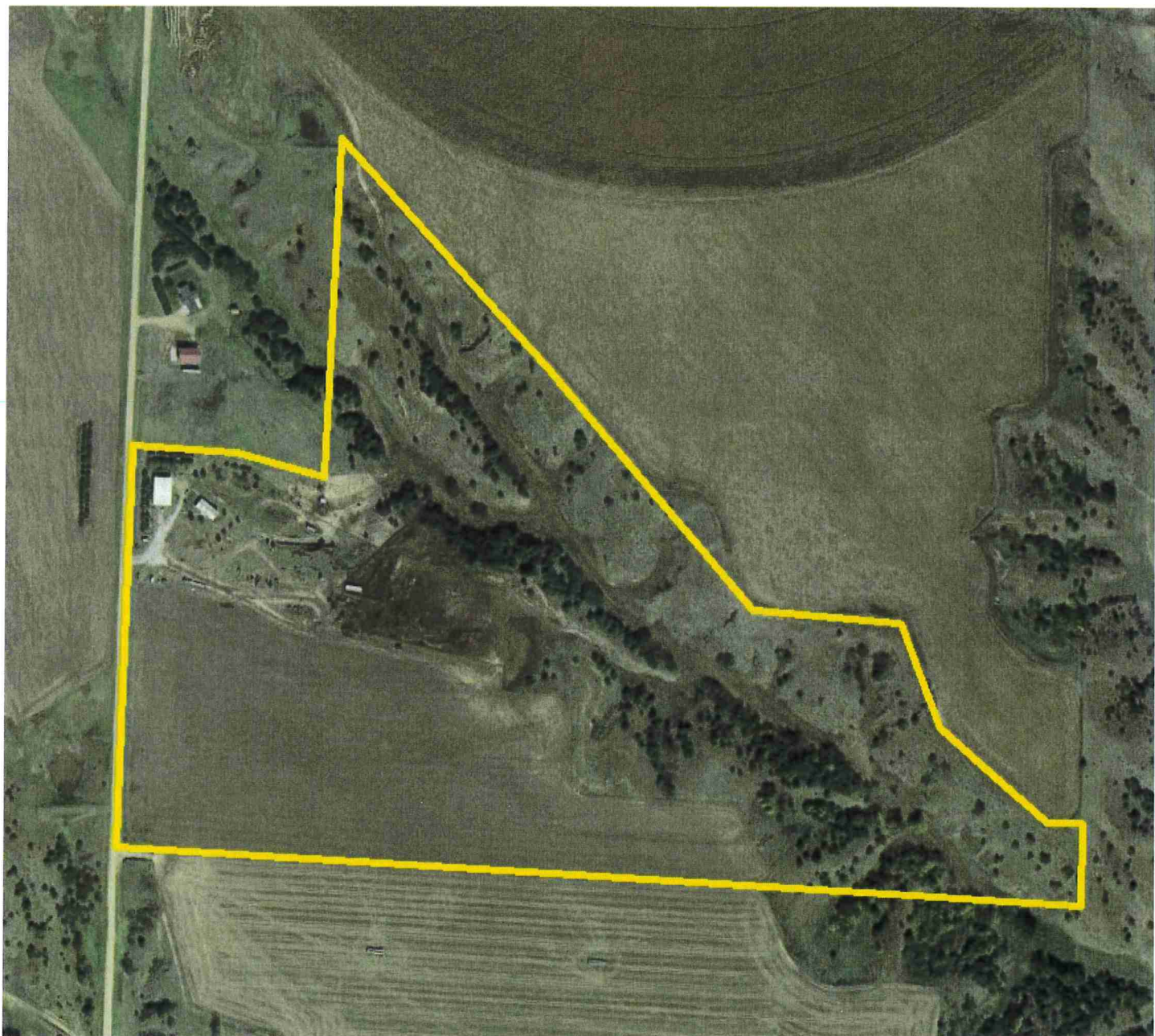


Seller: Brennemann Family

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

LIST PRICE:	\$415,000.00 40 +/- Acres Pasture 26 +/- Acres Dryland 5.5 +/- Acres Homesite
LEGAL DESCRIPTION & ADDRESS:	Tract of land SW1/4 Sec 19-T8N-R28W; Frontier County Nebraska 74614 Road 389; Curtis, NE 69025
LAND USE:	Homesite, Pasture, Dryland, Corrals, and Shop
SOIL TYPE:	Primarily made up of Coly and Uly Silt Loam and Hall Silt Loam
FSA INFORMATION:	Pending
ADDITIONAL INFORMATION:	- Located 1.5 miles NW of Curtis, Nebraska - 3 Bed 2 Bath - 1,792 Sq. Ft - Good County Road Access - 1 Mile off Hwy 23 - 80' x 50' Shop w/ concrete floor, electricity, and insulated - Nice set of Continuous Fence Corrals, Loading Chute, & Calving Shed
REAL ESTATE TAXES:	2021 Net Taxes \$2,641.00* *Estimate of Value

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.



Aerial Map



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Map Center: 40° 38' 42.26, -100° 32' 58.05

0ft 677ft 1353ft

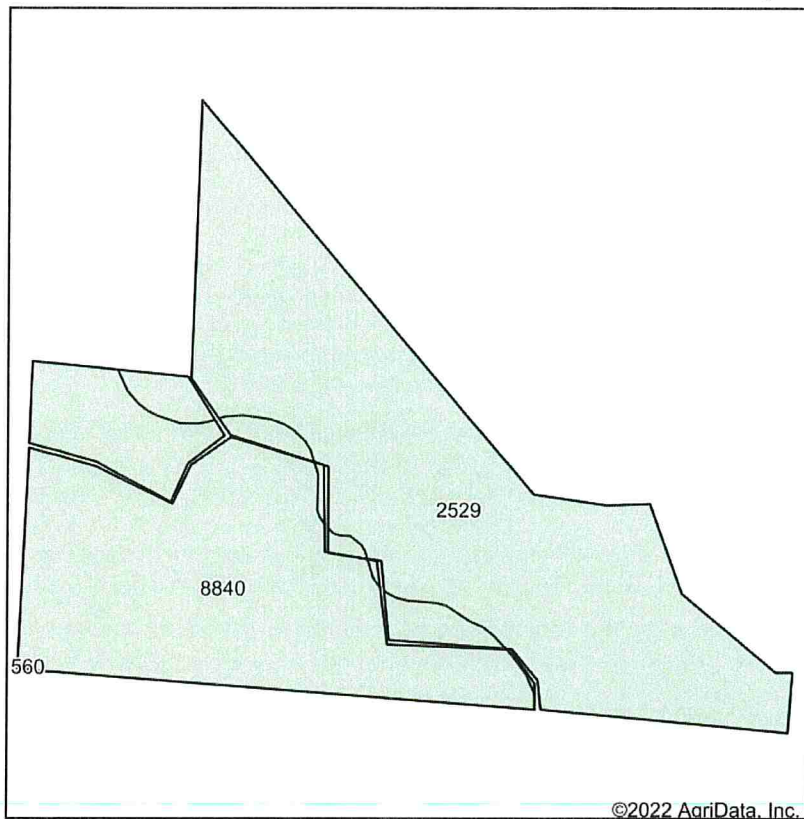
19-8N-28W
Frontier County
Nebraska



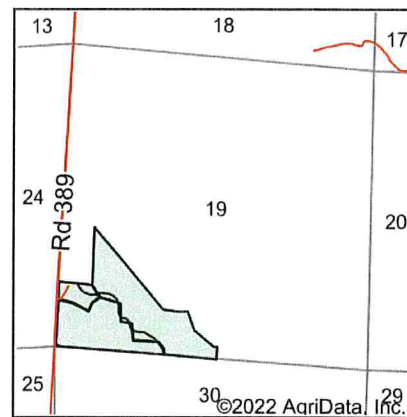
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Frontier**
 Location: **19-8N-28W**
 Township: **Curtis**
 Acres: **71.09**
 Date: **2/15/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	Winter wheat Bu	*n NCCPI Soybeans
2529	Coly and Uly silt loams, 11 to 30 percent slopes	38.91	54.7%	Vle		34							62
8840	Hall silt loam, 0 to 1 percent slopes	32.18	45.3%	IIc	Iw	71	2	6	46	139	45	40	69
Weighted Average				4.19	0.45	50.7	0.9	2.7	20.8	62.9	20.4	18.1	*n 65.2

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

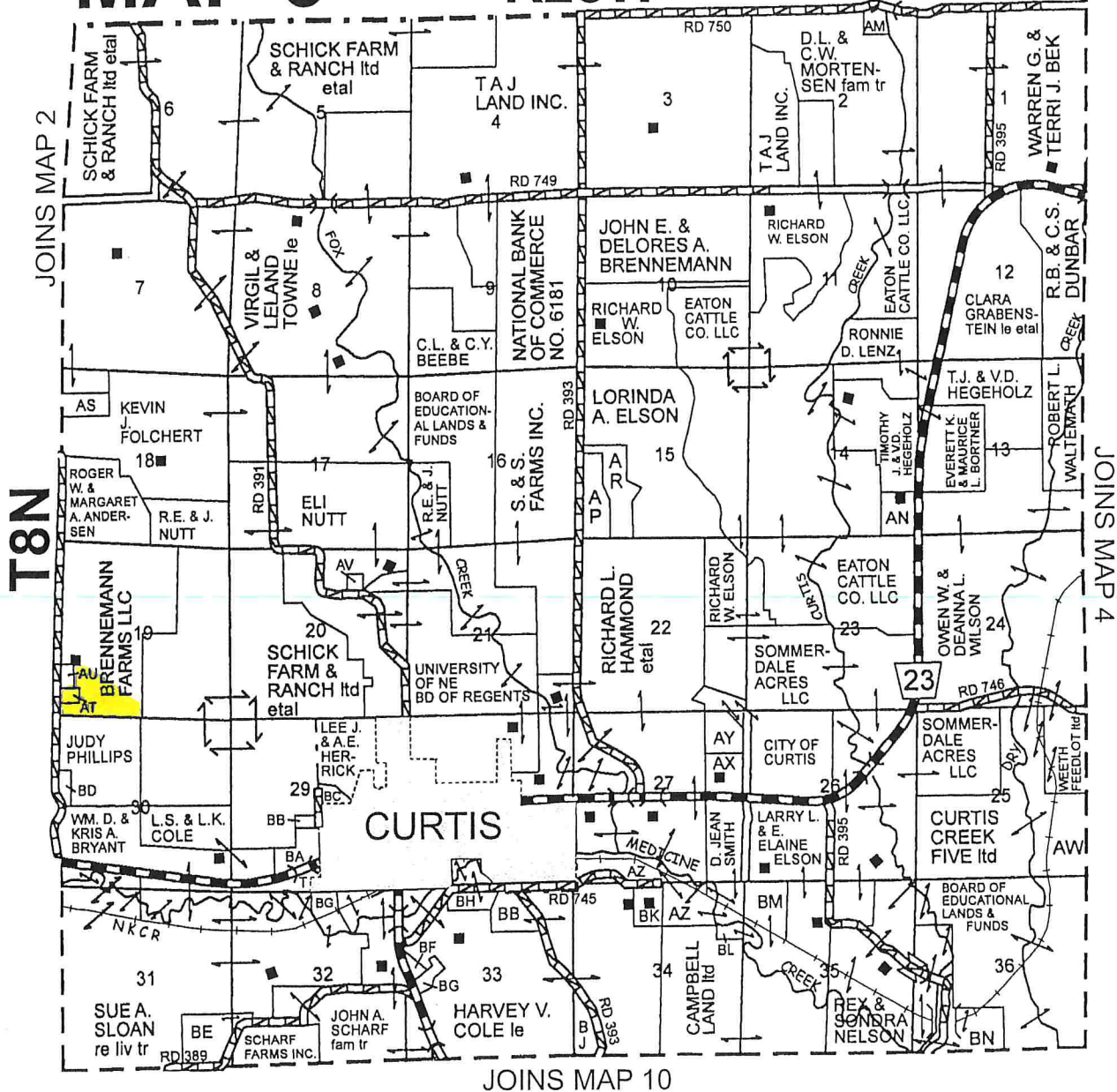
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

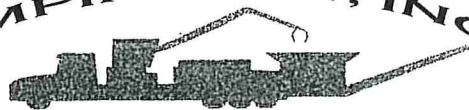
MAP 3

R28W

JOINS LINCOLN CO.



EMPIRE HAY, INC.



Scott & Gwen, Dan & Miranda Stoll
Box 53 * Elwood, NE 68937
(308) 785-2051

Custom Hay Grinding

"THE GOOD GUYS WITH THE BIG FORKS"

