

Seller: Phyllis Payne

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

LIST PRICE:	\$280,000.00 160 +/- Tax Acres
LEGAL DESCRIPTION:	SW1/4 Section 21 both in T8N-R40W Western Chase County, Nebraska
LAND USE:	Dry Land Farm Ground
DRY LAND SOIL TYPE:	Primarily made up Rosebud Canyon Loam, Rosebud Loam, & Goshen Silt Loam
FSA INFORMATION:	Total Farmland Acres: 157.67 Total Cropland Acres: 157.67 Wheat Base Acres: 56.2 Corn Base Acres: 44.4 Soybean Base Acres: 3.70
ADDITIONAL INFORMATION:	-Farm ground located 7 miles North East of Lamar, Nebraska.
REAL ESTATE TAXES:	2021 Net Taxes \$1,474.12

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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.

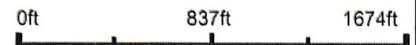


Aerial Map



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Map Center: 40° 38' 32.21, -101° 52' 16.36



21-8N-40W
Chase County
Nebraska



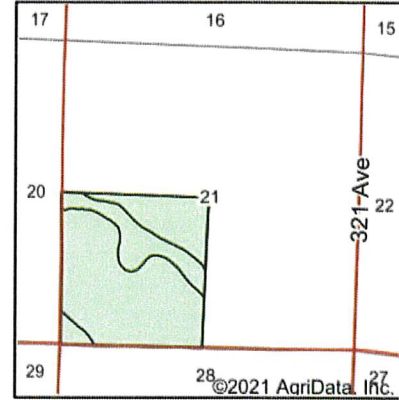
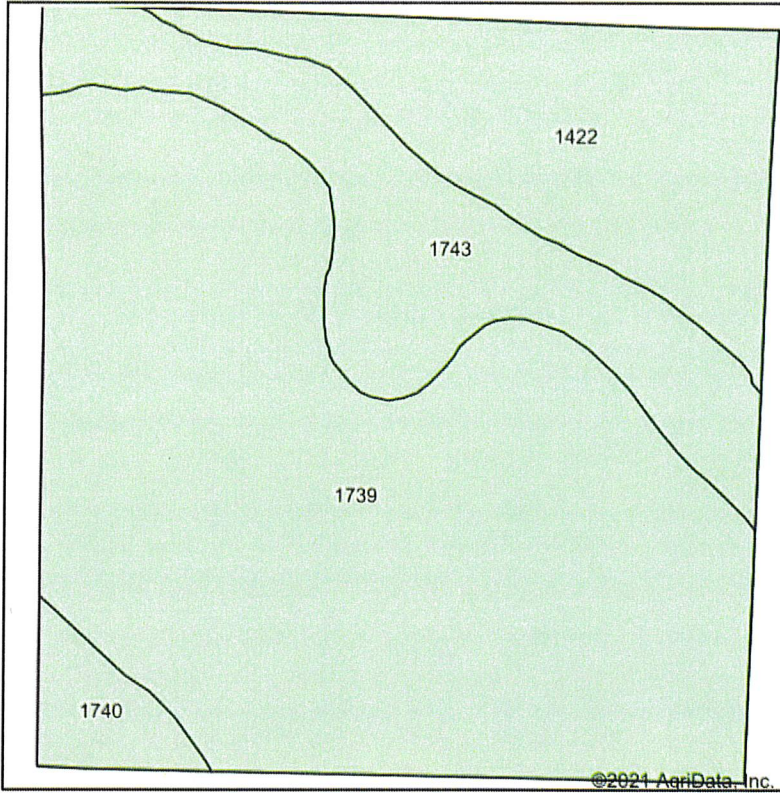
2/9/2021

Maps Provided By

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

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **21-8N-40W**
 Township: **Imperial Rural**
 Acres: **157.83**
 Date: **2/9/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE029, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Dry pinto beans Irrigated	Grain sorghum	Grain sorghum Irrigated	Millet	Sugar beets Irrigated	Winter wheat	Winter wheat Irrigated	Winter wheat fallow	*n NCC Soybees
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	97.72	61.9%	Ille	Ille	23	3	84				12					22
1422	Goshen silt loam, rarely flooded	28.86	18.3%	Illc	Iw		5	118		34	98			34	69		
1743	Rosebud-Canyon loams, 6 to 12 percent slopes, eroded	26.52	16.8%	Ive	Ive	19	4	95	1500				10	20			
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	4.73	3.0%	Ille	Ille	22	3	80				12					21
Weighted Average						18.1	3.5	91.9	252	6.2	17.9	7.8	1.7	9.6	12.6	14.3	*n

*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 2

R40W

JOINS PERKINS CO.

