

***Seller: Brad & Courtney Williams***  
***Call: John, Eli, or Masen***  
***Colson Agency, Imperial, NE. 308-882-4909***

<b>LIST PRICE:</b>	<b>\$1,385,000.00</b>
<b>LEGAL DESCRIPTION:</b>	1) All of Sec 4-T1N-R39W 2) S1/2 Sec 33-T2N-R39W
<b>LAND USE:</b>	Dryland, Pasture, with Potential Homesite
<b>RECREATIONAL USE:</b>	Excellent Game Hunting Opportunity, Mule Deer, Antelope, Pheasant and Coyote Hunting. Minutes from Excellent Fishing and Boating at Rock Creek State Recreation Area. Elk have been spotted on the property recently.
<b>SOIL TYPE:</b>	Vetal Loamy Sand, and Sarben Loamy Sand
<b>FSA INFORMATION:</b>	Total Farmland Acres: 1,004.44 Total Cropland Acres: 286.67 +/- Total Pasture Acres: 717.77 +/- Total Base Acres: 269.00* Corn Base Acres: 166.38 Wheat Base Acres: 102.62 *Prorated From Adjacent Property
<b>ADDITIONAL INFORMATION:</b>	<ul style="list-style-type: none"><li>- Located in South Central Dundy County, Nebraska</li><li>- Property sits 2.5 miles North of Parks, NE and the Republican River</li><li>- 1.5 Miles from Rock Creek State Recreation Area and Fish Hatchery</li><li>- 1 mile from Uppa Crik Hops and Tap Room</li><li>- Domestic/Livestock Well on Site</li><li>- 4 Livestock Tank Locations Throughout Pasture</li><li>- 40' X 60' Round Top Building</li><li>- Potential Home Site, Hunting Headquarters</li><li>- Potential Rental Income: \$30,000.00 +/-</li></ul>
<b>REAL ESTATE TAXES:</b>	2022 Net Taxes: \$4,393.24 1) \$2,926.32 2) \$1,466.92

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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.





## ROCK CREEK STATE RECREATION AREA AND FISH HATCHERY





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**Aerial Map**



Map Center: 40° 5' 21.49, -101° 43' 47.32

0ft 1998ft 3997ft

**4-1N-39W**  
**Dundy County**  
**Nebraska**



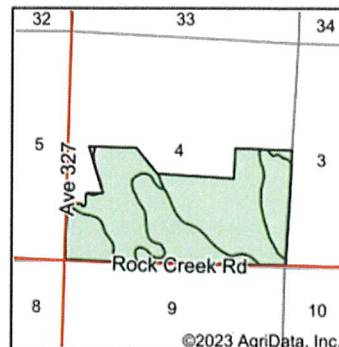
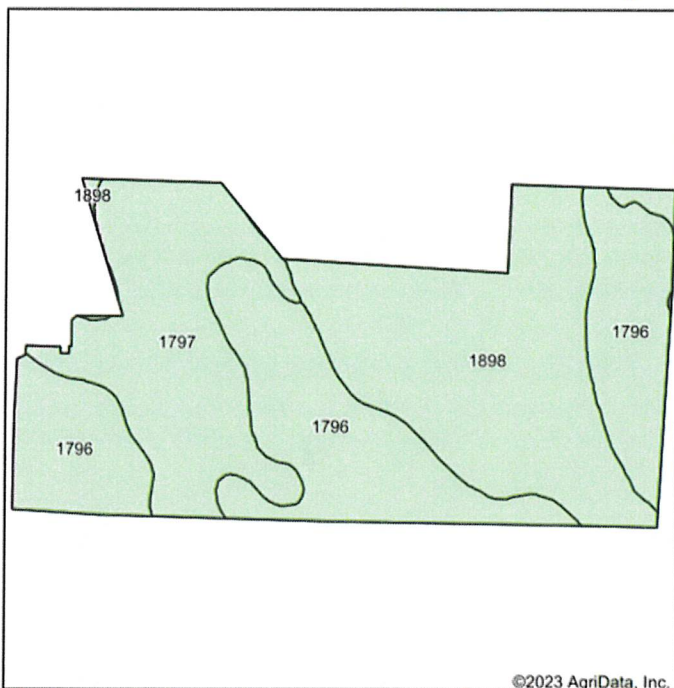
2/27/2023

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

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### Soils Map



State: **Nebraska**  
 County: **Dundy**  
 Location: **4-1N-39W**  
 Township: **Benkelman No. 3**  
 Acres: **286.67**  
 Date: **2/27/2023**

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Soils data provided by USDA and NRCS.

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Area Symbol: NE057, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	Irr Class 'c	SRPG	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Dry beans Irrigated Bu	Winter wheat fallow Bu	Winter wheat Irrigated Bu	*n NCCPI Soybeans
1796	Sarben loamy sand, 0 to 3 percent slopes	114.49	39.9%	IVe	IIIe	37	3	24	118	2	27	3	31
1898	Valent sand, 3 to 9 percent slopes	101.15	35.3%	Vle	IVe	20							7
1797	Sarben loamy sand, 3 to 6 percent slopes	71.03	24.8%	IVe	IVe	36	3	22	113		26	2	31
<b>Weighted Average</b>				<b>4.71</b>	<b>3.60</b>	<b>30.8</b>	<b>1.9</b>	<b>15</b>	<b>75.1</b>	<b>0.8</b>	<b>17.2</b>	<b>1.7</b>	<b>*n 22.5</b>

\*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.