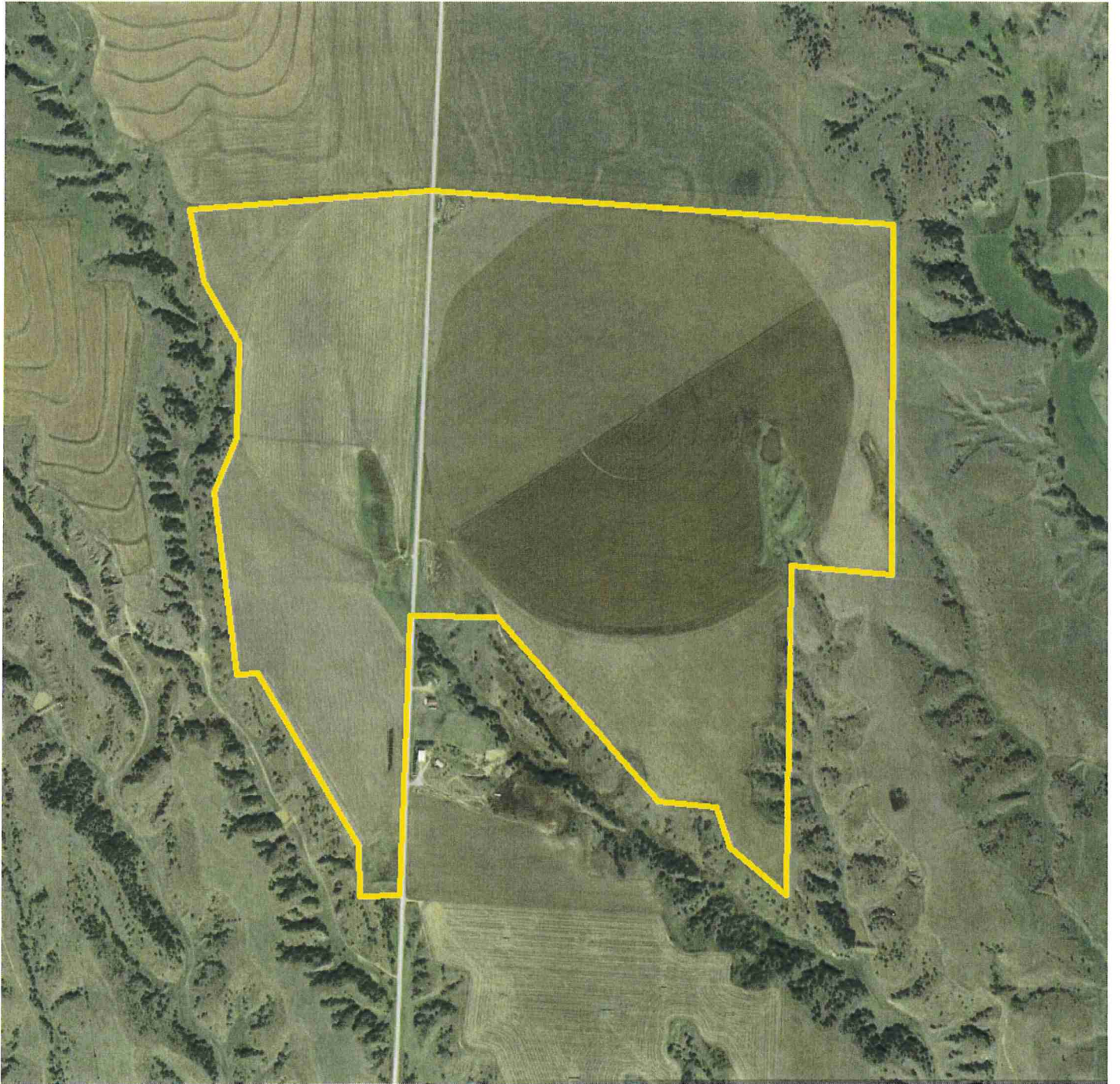


Seller: Brennemann Land and Cattle, LLC

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

LIST PRICE:	\$2,100,000.00 262 +/- acres Irrigated 160 +/- acres Dryland 25 +/- acres Nonfarmed																					
LEGAL DESCRIPTION:	Pt E1/2 Sec 24-T8N-R29W, Pt SW1/4, NW1/4, W1/2NE1/4 Sec 19-T8N-R28W; Frontier County Nebraska																					
LAND USE:	Irrigated & Dryland Farm Ground																					
SOIL TYPE:	Primarily Hall Silt Loam, Holdredge Silt Loam, Coly and Uly Silt Loam, & Coly-Uly-Hobbs Silt Loam																					
FSA INFORMATION:	Total Farmland Acres: Total Cropland Acres: Total Base Acres: What Base Acres: Corn Base Acres:																					
NRD INFORMATION:	<table border="1"><thead><tr><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>G-059038</td><td>1977</td><td>3000</td><td>166'</td><td>445'</td><td>279.7</td><td>8.83"</td><td>9.28"</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>	G-059038	1977	3000	166'	445'	279.7	8.83"	9.28"					
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(1) Valley	1999	9	Yes	Isuzu	6RB1	Lima Mac																
(2) Valley	1999	7	Yes	(See Above)	(See Above)	(See Above)																
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Great Loam Soils- Good County Road Access- 1 Mile off Hwy 23- 1.5 Mile NW of Curtis, Nebraska																					
REAL ESTATE TAXES:	2021 Net Taxes \$12,982.00* *Estimate of Value																					

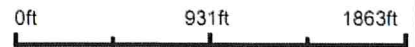
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information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



Aerial Map



Map Center: 40° 38' 58.68, -100° 33' 0.03



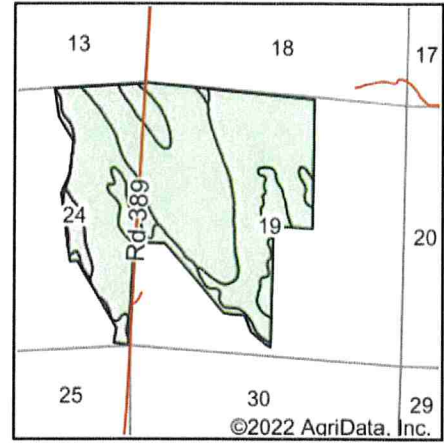
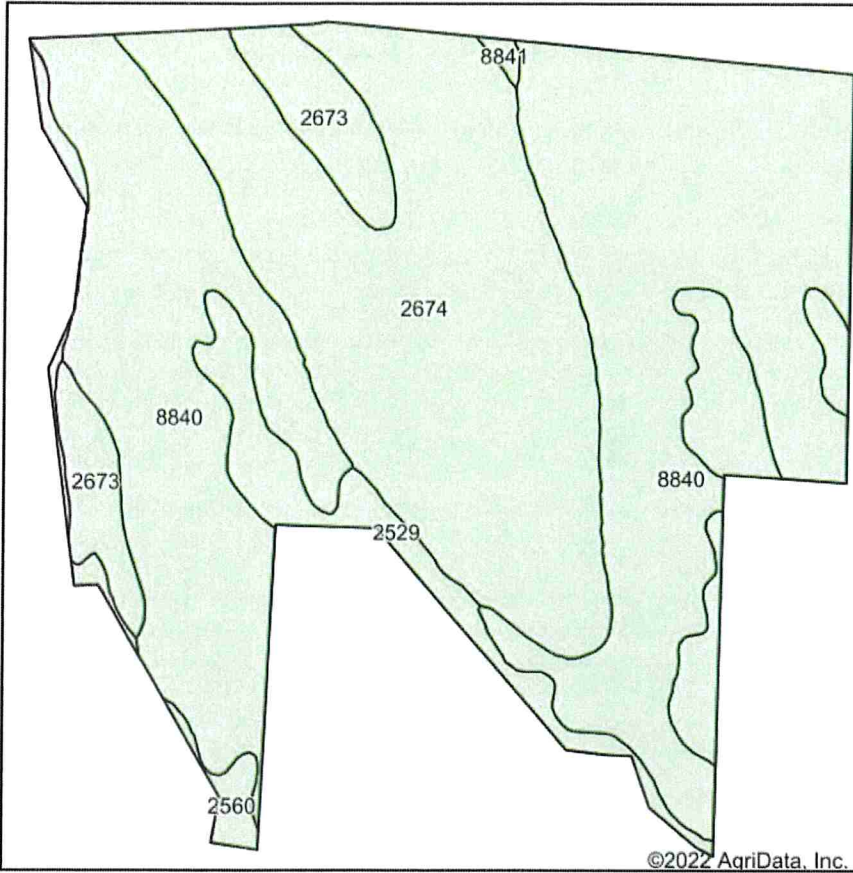
19-8N-28W
Frontier County
Nebraska



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

Soils Map



State: **Nebraska**
 County: **Frontier**
 Location: **19-8N-28W**
 Township: **Curtis**
 Acres: **452.56**
 Date: **2/17/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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
8840	Hall silt loam, 0 to 1 percent slopes	231.76	51.2%	IIc	Iw	71	2	6	46	139	45	40	69
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	145.30	32.1%	IIe	IIe								76
2529	Coly and Uly silt loams, 11 to 30 percent slopes	42.18	9.3%	VIe		34							62
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	24.33	5.4%	IIc	IIc								77
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	8.03	1.8%	VIIe									28
8841	Hall silt loam, 1 to 3 percent slopes	0.96	0.2%	IIe	IIe	70	2	5	42	134	42	39	68
Weighted Average				2.46	1.27	39.7	1	3.1	23.6	71.5	23.1	20.6	*n 70.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

