

Seller: Brennemann Land and Cattle, LLC

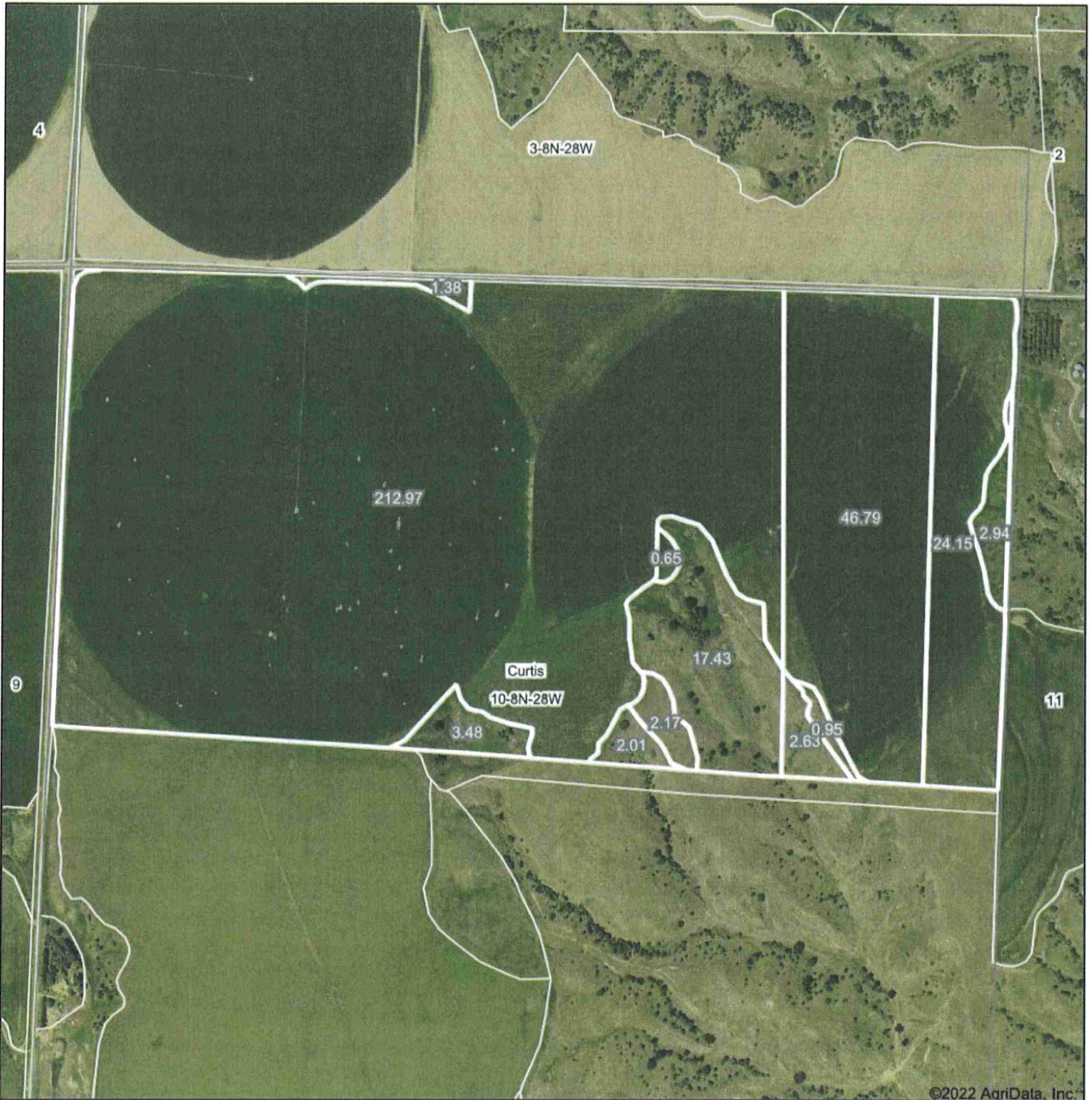
Call: John or Derek , Colson Agency, Imperial, Ne. 308-882-4909

LIST PRICE:	\$1,625,000.00 222.06 +/- acres Irrigated 61.92 +/- acres Dryland 28.5 +/- acres Nonfarmed																					
LEGAL DESCRIPTION:	N1/2 Sec 10-T8N-R28W; Frontier County Nebraska																					
LAND USE:	Irrigated & Dryland Farm Ground																					
SOIL TYPE:	Primarily Hall Silt Loam																					
FSA INFORMATION:	Total Farmland Acres: 317.57 Total Cropland Acres: 287.7 Total Base Acres: 283.1 Wheat Base Acres: 8 Corn Base Acres: 265.6 Oat Base Acres: 1.4 Grain Sorghum Base Acres: 4.9 Soybeans Base Acres: 3.2																					
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-037455</td><td>1971</td><td>2200</td><td>190'</td><td>520'</td><td>252.7</td><td>8.10"</td><td>8.45"</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-037455	1971	2200	190'	520'	252.7	8.10"	8.45"					
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(1) Valley	Early 2000	7	Yes	Elec	100	Yes																
(2) Valley	Early 2000	7	Yes	(See Above)	(See Above)	Yes																
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Great Loam Soils- Good County Road Access- 3.5 Miles North East of Curtis Nebraska- 1.5 Miles off Hwy 23																					
REAL ESTATE TAXES:	2021 Net Taxes \$9,956.04																					

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.

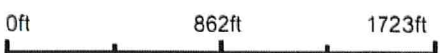


Aerial Map



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Map Center: 40° 40' 51.92, -100° 29' 3.3



10-8N-28W
Frontier County
Nebraska

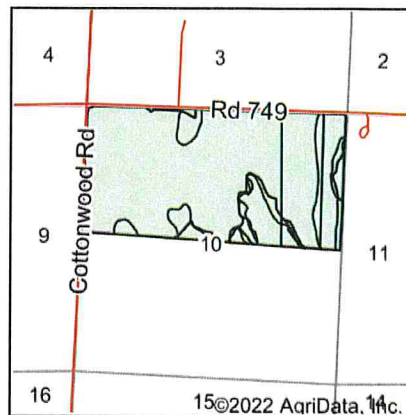
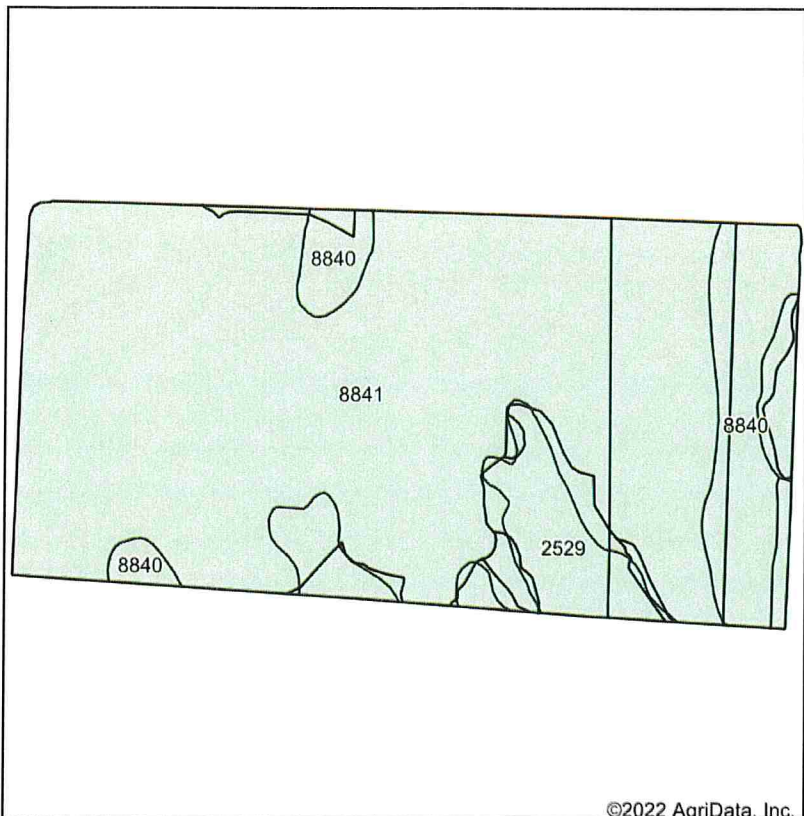


2/17/2022

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



State: **Nebraska**
 County: **Frontier**
 Location: **10-8N-28W**
 Township: **Curtis**
 Acres: **317.55**
 Date: **2/17/2022**



Soils data provided by USDA and NRCS.

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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
8841	Hall silt loam, 1 to 3 percent slopes	249.73	78.6%	Ile	Ile	70	2	5	42	134	42	39	68
8840	Hall silt loam, 0 to 1 percent slopes	36.11	11.4%	Ilc	Iw	71	2	6	46	139	45	40	69
2529	Coly and Uly silt loams, 11 to 30 percent slopes	31.71	10.0%	Vle		34							62
Weighted Average				2.40	1.69	66.5	1.8	4.6	38.3	121.2	38.1	35.2	*n 67.5

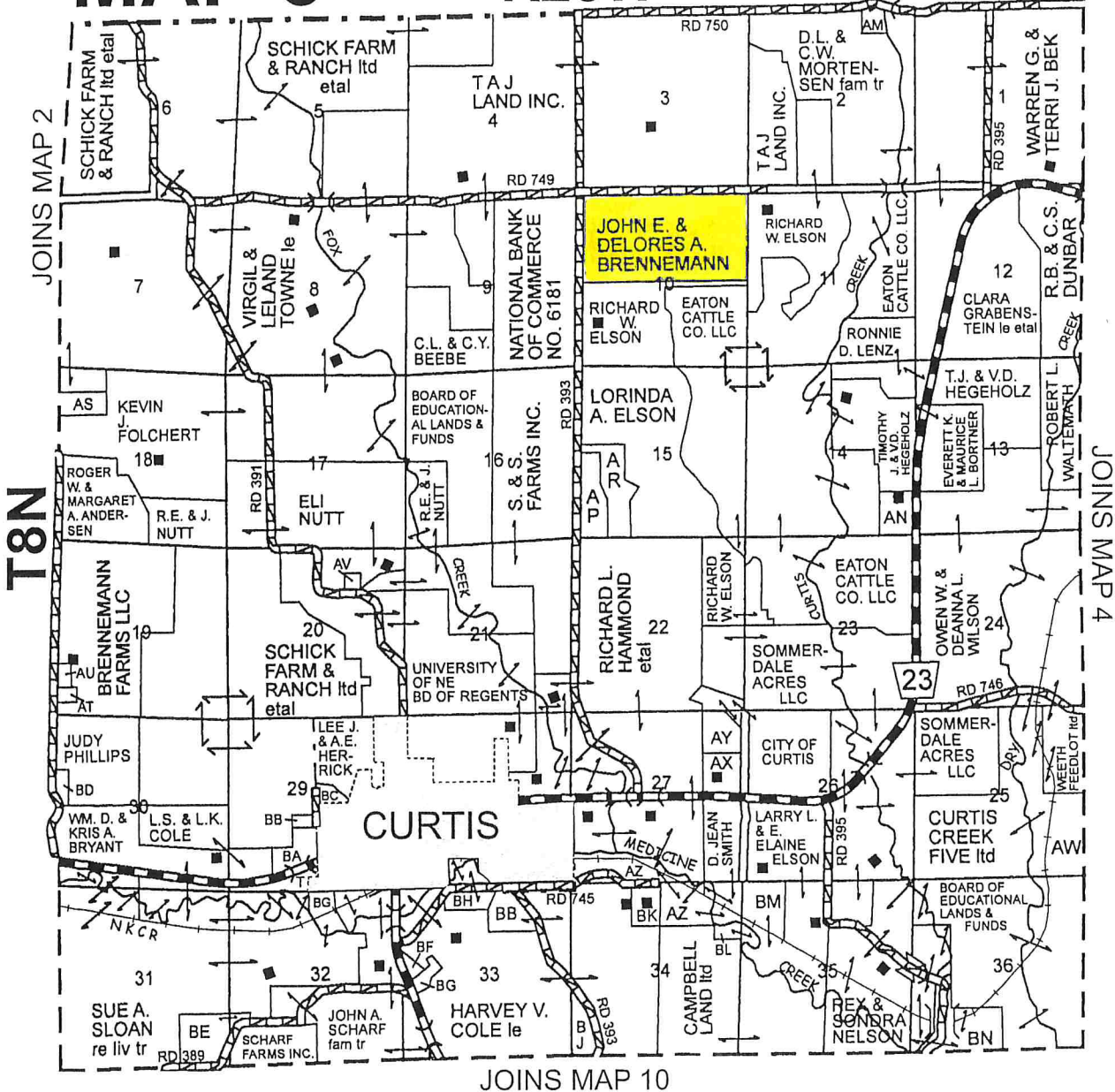
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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"

