

**Seller: Calvin German Estate**

**Call: John or Eli Colson Agency, Imperial, NE. 308-882-4909**

<b>STARTING PRICE:</b>	<b>\$1,000,000.00</b> 160.56 +/- Tax Acres 156.90 FSA Acres 130.44 Irrigated Acres 25.04 Dryland Acres 1.42 Building Site Acres														
<b>LEGAL DESCRIPTION:</b>	<b>NE 1/4 Sec: 6-T6N-R38W</b> 1/2 Mile west of Imperial on 12 <sup>th</sup> Street														
<b>LAND USE:</b>	<b>Irrigated Farm Ground</b>														
<b>SOIL TYPE:</b>	<b>Haxtun (83.9 Ac), Woodyly (51.93 Ac) and Valent (18.73 Ac) Loamy Fine Sand Soils</b>														
<b>FSA INFORMATION:</b>	<b>Farmland Acres: 156.9</b> <b>Cropland Acres: 155.48</b> <b>Total Base Acres: 155.4</b> <b>Wheat Base Acres: 4.9</b> <b>Corn Base Acres: 150.5</b>														
<b>NRD INFORMATION</b>	<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>Remaining Alloc</u></th></tr></thead><tbody><tr><td>G- 061077</td><td>1978</td><td>2798</td><td>90'</td><td>312'</td><td>135.1</td><td>48.07+3.3CF = 51.37"</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>Remaining Alloc</u>	G- 061077	1978	2798	90'	312'	135.1	48.07+3.3CF = 51.37"
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<b>ADDITIONAL INFORMATION:</b>	<ul style="list-style-type: none"><li>- Good County Road Access on 2 Sides</li><li>- Livestock/Domestic water well located in NE Corner near House</li><li>- 810 +/- Sq. Ft House on NE corner.</li><li>- Seller would consider selling dry corners separately.</li><li>- Short distance to multiple grain handling facilities.</li></ul>														
<b>REAL ESTATE TAXES:</b>	<b>2022 Net Taxes: \$4,690.80</b>														

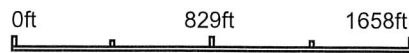
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The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally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

# Aerial Map



Boundary Center: 40° 31' 10.3, -101° 40' 16.7



11/22/2023

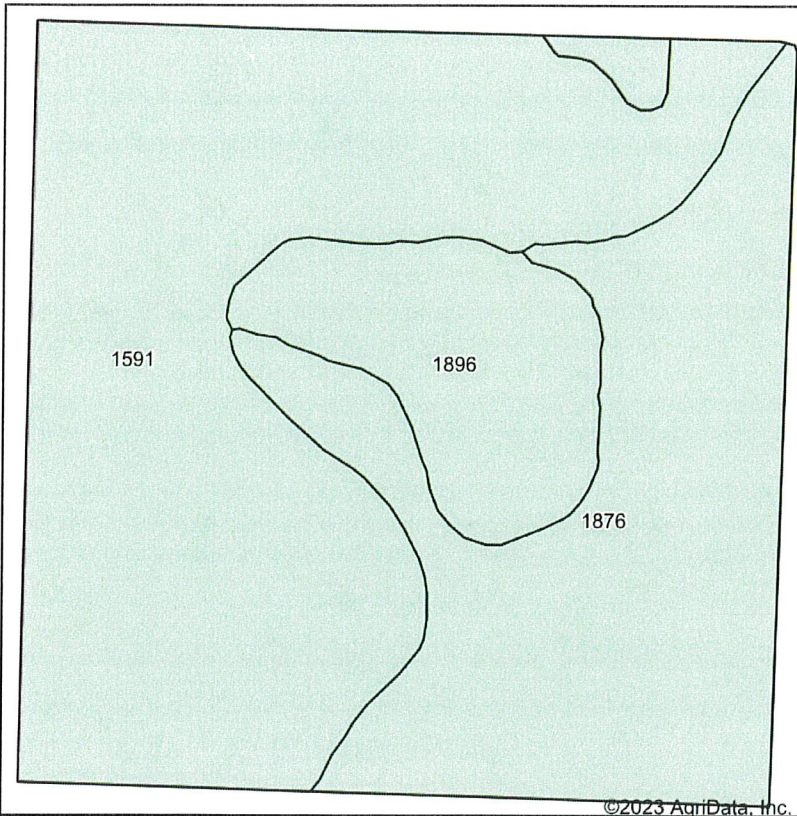
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**6-6N-38W**  
**Chase County**  
**Nebraska**

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



# Soils Map



State: **Nebraska**  
 County: **Chase**  
 Location: **6-6N-38W**  
 Township: **Imperial Rural**  
 Acres: **156.86**  
 Date: **11/22/2023**

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: NE029, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry pinto beans Irrigated Lbs	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
1591	Haxtun loamy fine sand, 0 to 3 percent slopes	85.50	54.5%	IIIe	IIIe	52	5	116		17	28	40
1876	Woody loamy fine sand, 0 to 3 percent slopes	52.52	33.5%	IIIe	IIIe	53	5	121	1843	17	29	42
1896	Valent loamy sand, 3 to 9 percent slopes	18.84	12.0%	VIe	IVe	19						15
<b>Weighted Average</b>				<b>3.36</b>	<b>3.12</b>	<b>48.4</b>	<b>4.4</b>	<b>103.7</b>	<b>617.1</b>	<b>15</b>	<b>25</b>	<b>*n 37.7</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.





