

Seller: Calvin German Estate

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

Starting PRICE:	\$850,000.00 942 +/- Tax Acres 924.68 FSA Acres
LEGAL DESCRIPTION:	1) PT S1/2 Sec: 17-T6-R38W 2) N1/2 Sec: 20-T6-R38W 3) N1/2 Sec: 21-T6-R38W
LAND USE:	Grass Pasture
SOIL TYPE:	Valent Sand Rolling, Valent Loamy Sand, Tassel-Duda Loamy Sands and, Blanche Very Fine Sandy Loam
FSA INFORMATION:	Farmland Acres: 924.68 Cropland Acres: 0 Base Acres: 0 CRP Acres: 0
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Located in Central Chase County, Nebraska- Good County Road Access on blacktop county road on the west and good county road on the east side.- 1.5 miles south of T – Junction, Imperial, Ne- 1.5 miles South of Hwy 15A spur between Imperial and Champion, Ne.- 4 Strand Barbwire around exterior with high tensile cross fence.- Livestock water well located next to the road on west side with several tanks and hydrants through-out the pastures.- Several Building Site Locations on property.
REAL ESTATE TAXES:	2023Net Taxes: \$4,901.32 Total 1) Pt S1/2 Sec: 17-T6-R38W \$1, 569.06 2) N1/2 Sec: 20-T6-R38W \$1, 667.66 3) N1/2 Sec: 21-T6-R38W \$1, 664.60

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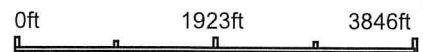
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information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

Aerial Map



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Boundary Center: 40° 28' 47.82, -101° 38' 51.13



11/17/2023

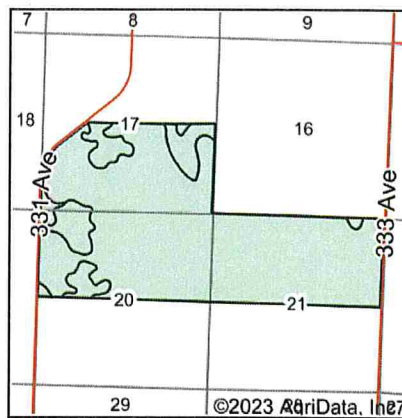
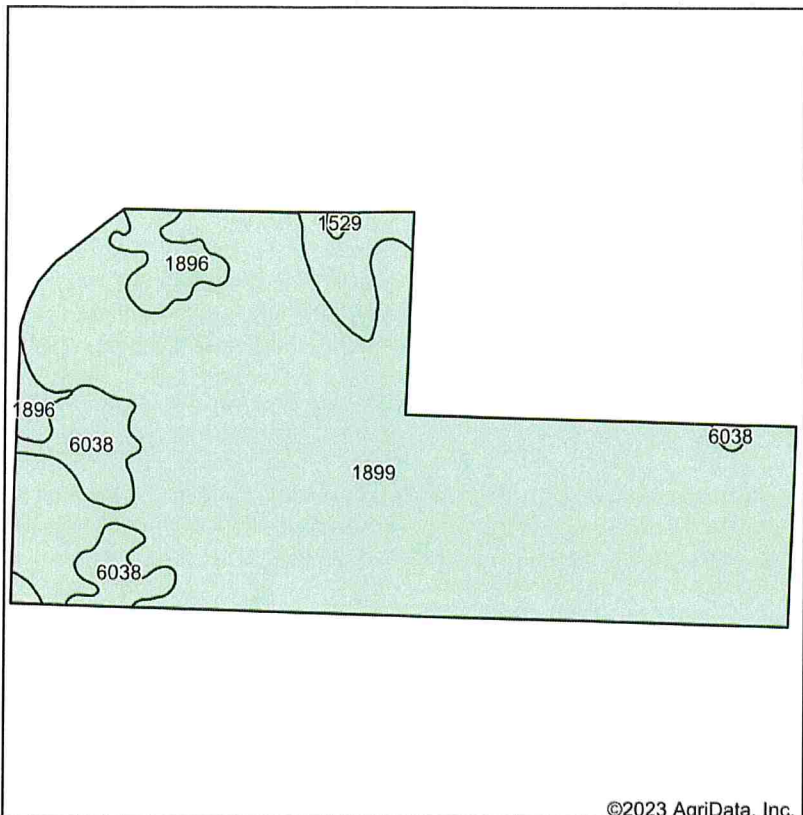
Maps Provided By:



17-6N-38W
Chase County
Nebraska

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

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **21-6N-38W**
 Township: **Imperial Rural**
 Acres: **924.68**
 Date: **11/17/2023**



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	Winter wheat Bu	*n NCCPI Soybeans
1899	Valent sand, rolling	795.00	86.0%	Vle	IVe	15				8
1896	Valent loamy sand, 3 to 9 percent slopes	70.80	7.7%	Vle	IVe	19				15
6038	Tassel-Duda loamy sands, 0 to 3 percent slopes	56.70	6.1%	Vls		15	3			19
1529	Blanche very fine sandy loam, 1 to 3 percent slopes	2.18	0.2%	IVe	IVe	38	4	102	15	34
Weighted Average				6.00	*-	15.4	0.2	0.2	*-	*n 9.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

