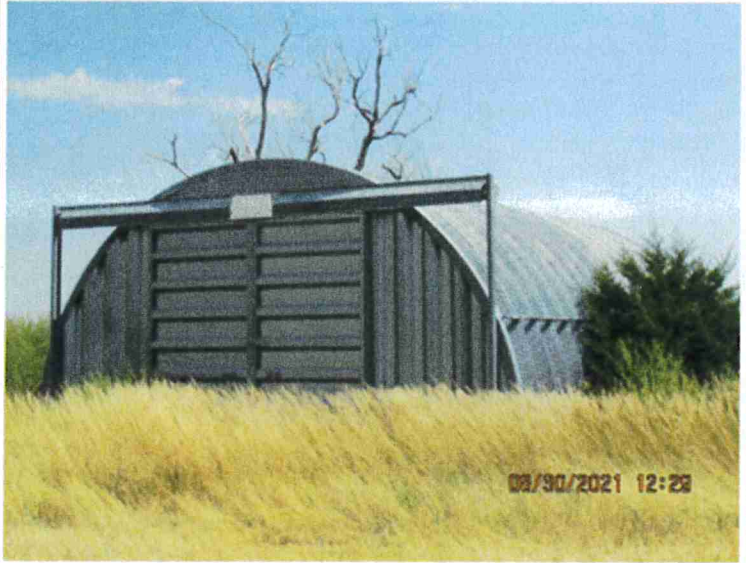


Seller: Meguire Family Farm

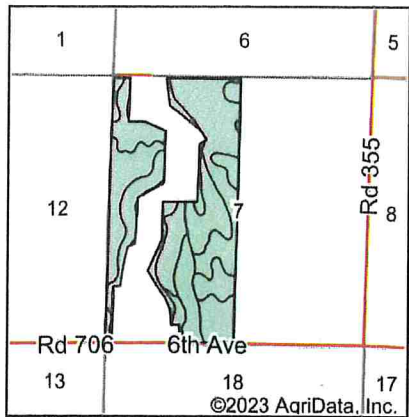
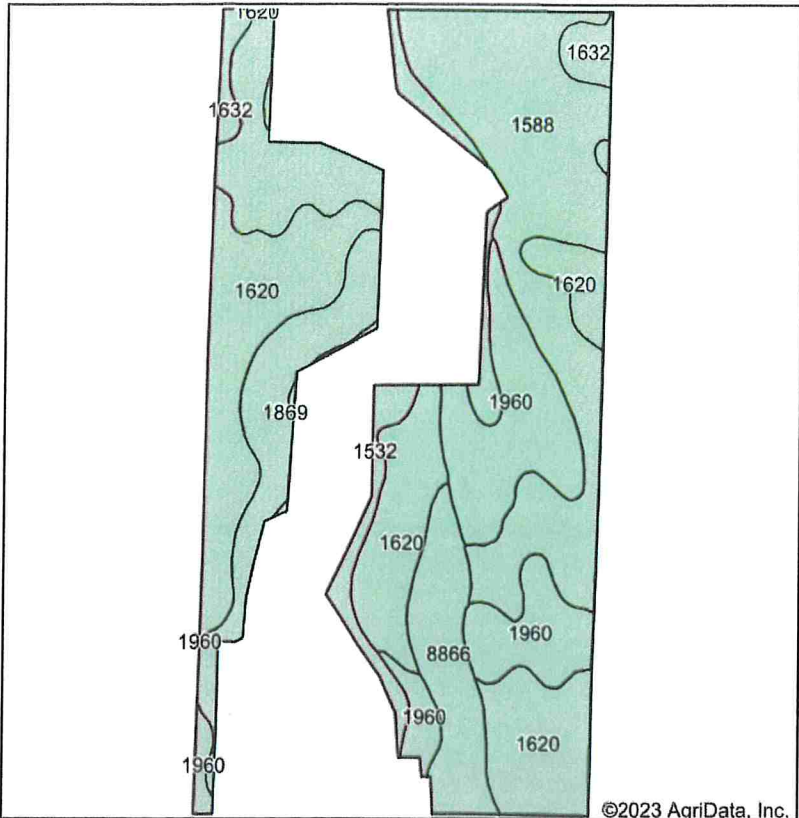
Call: John, Eli or Masen at Colson Agency 308-882-4909

LIST PRICE:	\$600,000.00 317 +/- Tax Acres
LEGAL DESCRIPTION:	W1/2 Sec 7-T1N-R34W Hitchcock County Nebraska
LAND USE:	Dryland Farm Ground and Pasture Ground
SOIL TYPE:	Keith, Blackwood, Buffalo Park and Hord Silt Loams
FSA INFORMATION:	Total Farmland Acres: 312.79 Total Cropland Acres: 215.53 Total Base Acres: 181.24 Corn Base Acres: 89.75 Wheat Base Acres: 91.49
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- 5 miles South of Stratton, Nebraska- Made up of good loam soils- Good county road access- Potential Possession Upon Closing on Growing Wheat Crop.- 25' X 35' Roundtop Building
REAL ESTATE TAXES:	2022 Net Taxes \$2,632.34
	

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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.

Soils Map



State: **Nebraska**
 County: **Hitchcock**
 Location: **7-1N-34W**
 Township: **Freedom**
 Acres: **214.28**
 Date: **11/20/2023**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: NE087, Soil Area Version: 22																
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated Tons	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Sorghum hay Tons	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
1620	Keith silt loam, 1 to 3 percent slopes	59.84	27.9%	Ile	Ile	67										66
1588	Blackwood silt loam, 0 to 1 percent slopes	53.45	24.9%	IIc	Iw	65	6		40	144	40	114			45	55
1960	Buffalo Park silt loam, 3 to 6 percent slopes	35.13	16.4%	IVe	IVe						6				5	52
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	32.76	15.3%	IVe	IVe											45
8866	Hord silt loam, 0 to 1 percent slopes, warm	15.89	7.4%	IIc	Ie											79
1532	Sulco silt loam, 9 to 30 percent slopes	11.56	5.4%	VIIe		26										30
1632	Keith silt loam, 1 to 3 percent slopes, eroded	5.65	2.6%	Ile	Ile	67	5	2	41	118	41		2	32		50
Weighted Average				2.90	*-	38.1	1.6	0.1	11.1	39	12	28.4	0.1	0.8	12	*n 56.4

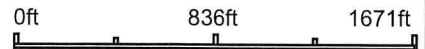
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Aerial Map



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Boundary Center: 40° 4' 5.04, -101° 12' 24.19



7-1N-34W
Hitchcock County
Nebraska

11/20/2023

Maps Provided By:
 **surety**[®]
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Field borders provided by Farm Service Agency as of 5/21/2008.