

Colson Agency, Inc.

Imperial, NE 69033

308-882-4909 308-882-4439(Fax)

www.colsonagency.com

Call John or Eli for more details

Asking Price: \$22,900,000.00

Land Use: Irrigated Farm in SW Nebraska

- 3,299 NRD Certified Acres
- 24 Irrigated Pivots
- All Electric, Newer Equipment
- Great water with excellent saturated thickness
- Very well cared for and maintained farm
- Farm has great yield potential with excellent APH's
- Silt Loam, Sandy Loam & Loamy Sand Soils
- Close access to elevators, ethanol plants, and feed yards
- Great area for a variety of crops to be grown including Corn, Soybeans, Wheat, Popcorn, Edible Beans, & Potatoes
- Tenant is open to multi year lease back
- More information can be provide upon request

The preceding information has been furnished to Colson Agency by independent sources (eg. 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.

US Core Farmland

<u>PARCEL #</u>	<u>LEGAL</u>	<u>CROPLAND</u>	<u>BASE ACRES</u>	<u>Well REG #</u>	<u>CERT IRR ACRES</u>	<u>WET ACRES</u>	<u>PIVOT Make</u>	<u>MOTOR</u>	<u>EST. Dry Acres</u>	<u>Best Corn Yield</u>	<u>2023 Taxes</u>
P 1 Chase	N 1/2 12-7-36	140.3	128	91192	133.6	132	97 VALLEY	75 HP ELEC	87.43		\$13,936 *
P 2	NW 7-7-35	129	123.4	91191	131	129.02	97 VALLEY	150 HP ELEC	24	274	\$17,572.00
P 3	NE 7-7-35	500	456.2	91190	125.9	128.65	97 VALLEY	SAT W/2	21.82	274	2,3,5,6
P 4 Chase	SE 12-7-36	140.4	128	20867	260.3	132	97 VALLEY	150 HP ELEC	18.45		1,4
P 5	SW 7-7-35	(3,5,7,8)	(3,5,7,8)	above	above	131.85	97 VALLEY	SAT W/4	28.91	274	2,3,5,6
P 6	SE 7-7-35	150.7	148.2	22026	157.3	144	97 VALLEY	75 HP ELEC	20.69	274	2,3,5,6
P 7	NE 18-7-35	(3,5,7,8)	(3,5,7,8)	below	below	133.5	97 VALLEY	150 HP ELEC	18.33	268	\$ 4,711.02
P 8	NW 17-7-35	(3,5,7,8)	(3,5,7,8)	91193	255.4	122.6	93 ZIMM	SAT W/7	20.8	265	\$ 4,308.00
					1063.5	1053.62 +/-			240.43 +/-		
<u>PARCEL #</u>	<u>LEGAL</u>	<u>CROPLAND</u>	<u>BASE ACRES</u>	<u>Well REG #</u>	<u>CERT IRR ACRES</u>	<u>WET ACRES</u>	<u>PIVOT</u>	<u>MOTOR</u>	<u>EST. Dry Acres</u>	<u>Best Corn Yield</u>	<u>Taxes</u>
M 1	PT E1/2 1-7-35	266.21		32429	263	266.21	Valley	200 HP		273	\$ 7,250.00
T 1	SW 6-7-34	980.5	861.2	93448	130.5	115.35 **	98 VALLEY	125 HP		249	\$ 3,911.00
T 2	NW 7-7-34	1-6 comb	1-6 comb	93449	141.5	156	98 VALLEY	125 HP		234	\$ 4,088.00
T 3	NE 12-7-35	1-6 comb	1-6 comb	57205	127.7	130.86	98 VALLEY	100 HP		236	\$10,413
T 4	W2 12-7-35	1-6 comb	1-6 comb	93576	130	120.77	98 VALLEY	100 HP		236	3,4,13
T 5	SW 13-7-35	1-6 comb	1-6 comb	93838	77.4	80	98 VALLEY	SUB		237	\$ 9,157.00
T 6	PT 13-7-35	1-6 comb	1-6 comb	93837	282.5	279.86	98 VALLEY	200 HP		237	5,6
T 7	NE 24-7-35	133.2	94.2	93577	127.5	132.12	98 VALLEY	75 ELEC		263	\$ 3,460.00
T 8	NW 19-7-34	133.2	94.2	93575	127.5	131.7	98 VALLEY	75 ELEC		247	\$ 6,862.00
T 9	SW 19-7-34	133.2	94.2	94158/59	170.6	131.6	98 VALLEY	75 ELEC		247	8,9
T 10	NE 25-7-35	157.5	15.5	93836	85.2	129.83	98 VALLEY	SUB		239	\$ 3,501.00
T 11	SW 25-7-35	133.2	94.2	94037	128.3	133.9	98 VALLEY	75 ELEC			\$ 4,166.00
T 12	SE 26-7-35	133.2	94.2	94036	129.8	129	98 VALLEY	75 ELEC	21.65	233	\$ 4,220.00
T 13	SE 12-7-35	145.4	107.6	113845	128	125.2	88 LOCK	100 HP		236	3,4,13
T 14	NW 25-7-35			113846				75 ELEC			
M 2	SE 8-7-34	157.1	117.3	66964	186.1	120.5	98 VALLEY	150 HP		246	\$ 3,521.00
M 3	N2NE4 17-7-34	78.7	54.4	above	above	65.7	88 LOCK	SAT/McCL 2		237	\$ 1,745.00
					2235.6	2231.99					
					Total: 3,299	Total: 3,285.61					

US CORE FARMLAND WELL AND PIVOT INFO

PARCEL #	Well REG #	GPM	Static	Pumping	Well Depth	Well Year	PIVOT	Mdl	SN	twrs	Gearhead	Elec Motor	HP
P 1 Chase	91192	650	205'	225	340	1997	Valley	8000	384896	8	WLR	Newman	75
P 2	91191	1250	164'	206'	280'	1997	Valley	8000	384996	8	WLR	Newman	150
P 3	91190	1250	164'	206'	280'	1997	Valley	8000	384396	8	WORTH	US Elec	60
P 4 Chase	20867	1130	179'	192'	293'	1960	Valley	8000	384796	8	Below	Below	Below
P 5	above	1130	179'	192'	293'	1960	Valley	8000	384696	8	WLR	US Elec	150
P 6	22026	2184	148'	180'	273'	1997	Valley	8000	384596	8	Ingersol	US Elec	75
P 6.5							Raincat	w/Valley	Conv	5			
P 7	below	2184	148'	180'	273'		Valley	8000	384496	8	Below	Below	Below
P 8	91193	1250	145'	194'	260'	1997	Zimmatic		9485	7	WLR	Gen Elec	150
PARCEL #	Well REG #	GPM	Static	Pumping	Well Depth	Year	PIVOT			Twrs			
M 1	32429	2568	80'	160'	370'		Valley	6000/8000	ukn		WLR	US Elec	200
T 1	93448	700	149'	249'	380'	1997	98 Vall	8000	250649	8	WORTH	US Elec	125
T 2	93449	1100	150'	208'	370'	1997	98 Vall	8000	250659	9	WLR	Gen Elec	125
T 3	57205	1144	92'	165'	355'	1977	98 Vall	8000	250669	8	WLR	US Elec	100
T 4	93576	800	94'	250'	320'	1997	98 Vall	8000	250629	11	WORTH	US Elec	100
T 5	93838	750	90'	118'	260'	1997	98 Vall	8000	256859	9	SUB		
T 6	93837	1200	68'	115'	260'	1997	98 Vall	8000	256869	12	WLR	US Elec	200
T 7	93577	750	74'	198'	260'	1997	98 Vall	8000	256729	8	WORTH	US Elec	75
T 8	93575	750	93'	117	270'	1997	98 Vall	8000	250699	8	WLR	US Elec	75
T 9	94158-59	750	60'	182'	220'	1997	98 Vall	8000	250689	8	WLR	US Elec	75
T 10	93836	750	129'	171'	260'	1997	98 Vall	8000	256739	8	SUB		
T 11	94037	850	124'	220'	255'	1997	98 Vall	8000	256749	8	WLR	US Elec	75
T 12	94036	1040	146'	217'	280'	1997	98 Vall	8000	256759	8	WLR	US Elec	75
T 13	113845	750	133'	181'	300'	2001	88 LOC	w/Valley	Conv	10	GOULDS	US Elec	100
T14	113846	750	118'	160'	255'	2001	N/A	N/A	N/A	N/A	GOULDS	US Elec	75
M 2	66964	900	225'	340'	445'	1981	98 Vall	8000	250739	7	SARGENT	Newman	150
M 3	above	above	above	above	above	above	88 LOC	w/Valley	Conv	10	Above	Above	Above



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