

Seller: Vicki J. Sydow

Call: John, Masen, or Eli, Colson Agency, Imperial, Ne.

308-882-4909

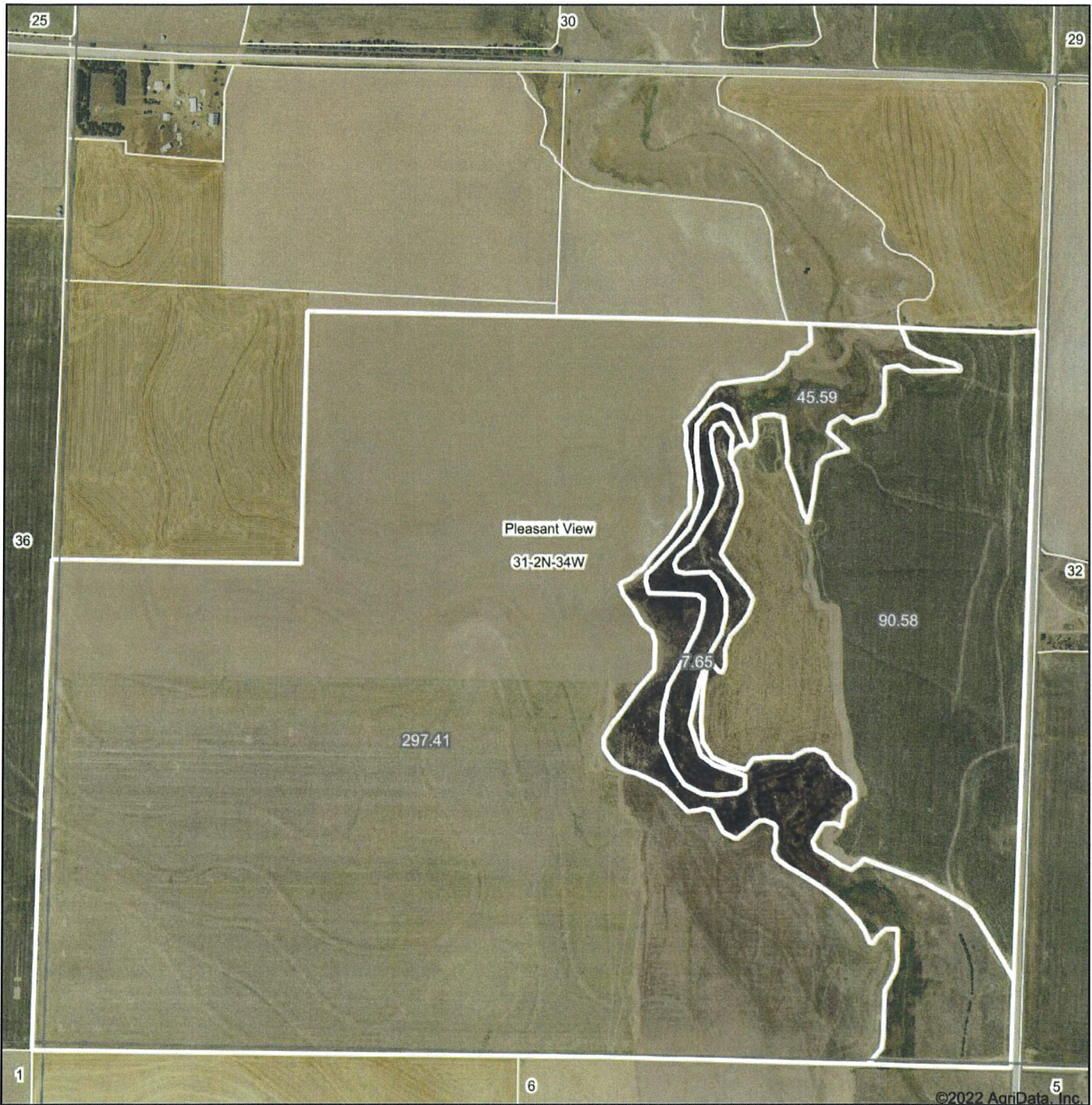
LIST PRICE:	\$1,075,000.00 447 +/- Tax Acres
LEGAL DESCRIPTION:	SW1/4 Section 31-T2N-R34W, SE1/4NW1/4 Section 31-T2N-R34W, SE1/4, S1/2NE1/4 Section 31-T2N-R34W; Hitchcock County, NE
LAND USE:	Dryland Farm Ground
SOIL TYPE:	Keith, Sulco and Blackwood Silt Loam
FSA INFORMATION:	Total Farmland Acres: 441.58 Total Cropland Acres: 395.99 Total Base Acres: 245.09 Corn Base Acres: 123.18 Wheat Base Acres: 121.91
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Located 4 miles SE of Stratton, Nebraska- Made up of great loam soils.
REAL ESTATE TAXES:	2023 Net Taxes \$4,083.32

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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



Map Center: 40° 5' 50, -101° 12' 6.45

0ft 843ft 1686ft

31-2N-34W
Hitchcock County
Nebraska



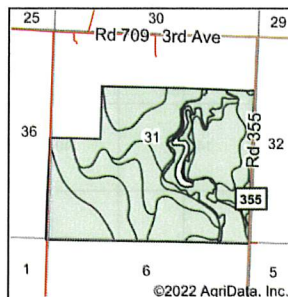
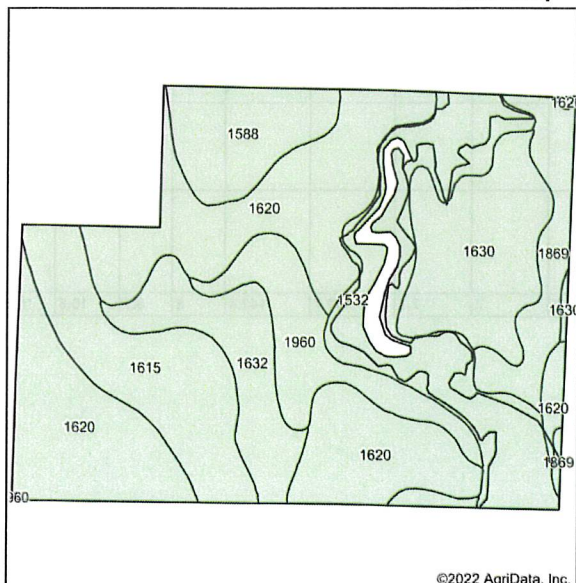
Maps Provided By:



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

Soils Map



State: **Nebraska**
 County: **Hitchcock**
 Location: **31-2N-34W**
 Township: **Pleasant View**
 Acres: **433.58**



Soils data provided by USDA and NRCS.

Area Symbol: NE087, Soil Area Version: 20

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	Dry beans Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Sorghum hay Tons	Soybeans Bu	Soybeans Irrigated Bu	Sunflowers Lbs	Sunflowers Irrigated Lbs	Wheat Bu	Winter wheat Bu	Winter wheat Irrigated Bu	*n NCCPI Soybeans
1620	Keith silt loam, 1 to 3 percent slopes	147.09	33.9%	Ile	Ile	67																67
1532	Sulco silt loam, 9 to 30 percent slopes	62.87	14.5%	Vlle		26																31
1615	Keith and Blackwood silt loams, 0 to 1 percent slopes	51.44	11.9%	Ilc	Iw	67	6	2	49	154		41	58	1	17	23	950	1200	20	20	35	61
1630	Keith silt loam, 3 to 6 percent slopes, eroded	49.41	11.4%	Ille	Ille	63				119	31									25	56	51
1632	Keith silt loam, 1 to 3 percent slopes, eroded	35.97	8.3%	Ile	Ile	67	5	2	41	118		41		2					32			52
1960	Buffalo Park silt loam, 3 to 6 percent slopes	30.99	7.1%	IVe	IVe							6								5		54

Soils data provided by USDA and NRCS.

