

Seller: Buffalo Creek Trust

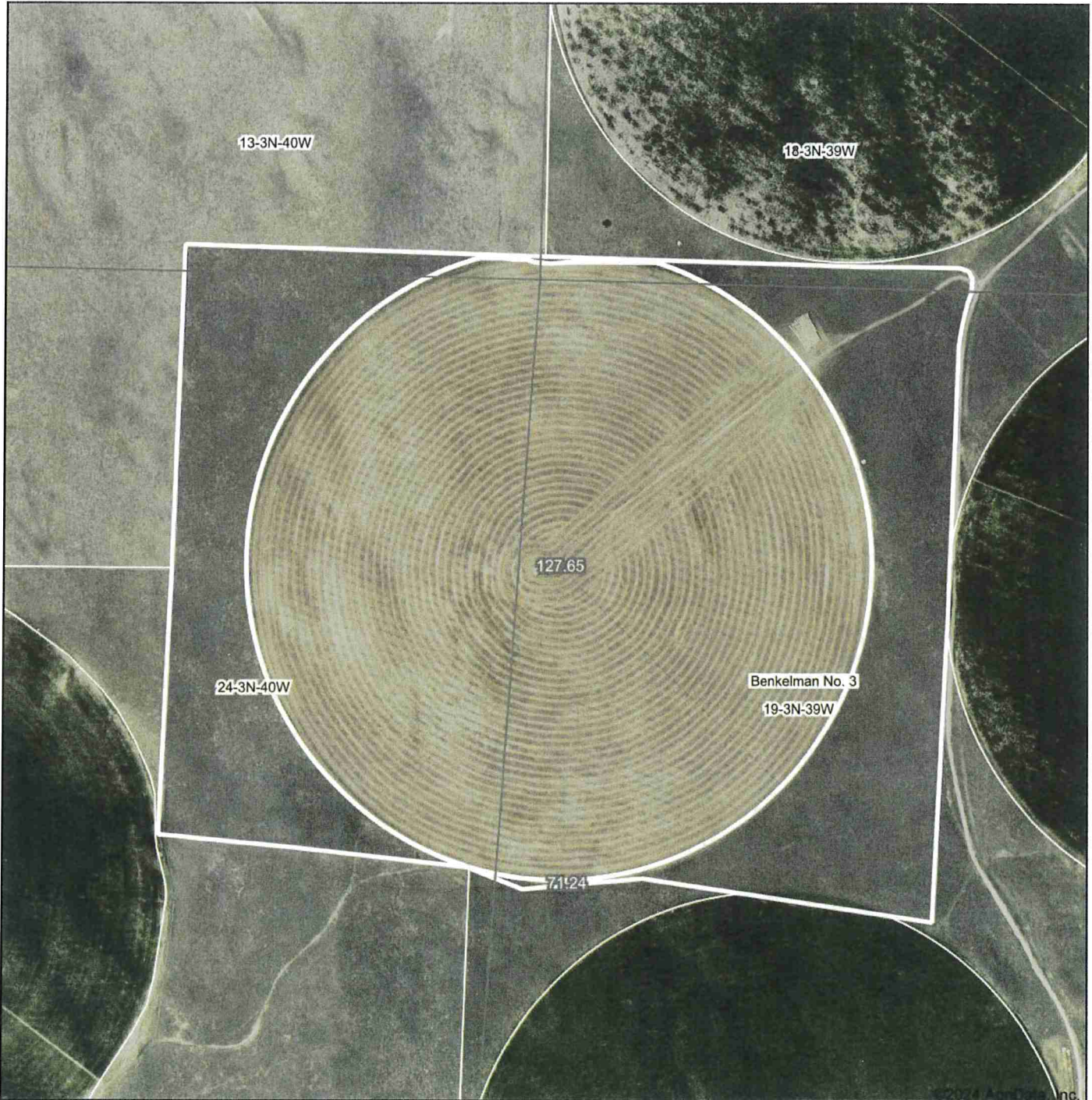
Call: John, Eli, Masen or Jarod, at Colson Agency @ 308-882-4909

LIST PRICE:	\$650,000.00 205+/- Tax Acres														
LEGAL DESCRIPTION:	E ½NE ¼ Section 24-3-40, W ½E ½NW ¼ AND W ½NW ¼ Section 19-3-39 Dundy County Nebraska														
LAND USE:	Irrigated Farm Ground														
DRY LAND SOIL TYPE:	Primarily made up of Valent Sand														
FSA INFORMATION:	Total Farmland Acres: 198.89 Total Cropland Acres: 127.65 Total Grassland Acres: 71.24 Total Base Acres: Corn: 127.36														
NRD INFORMATION:	<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>2023 Static</u></th></tr></thead><tbody><tr><td>G-04931</td><td>1975</td><td>2568</td><td>39'</td><td>260'</td><td>129.3</td><td>10.5"</td></tr></tbody></table> 47.9" Available Allocation for 2024 - 2027	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Cert Ac</u>	<u>2023 Static</u>	G-04931	1975	2568	39'	260'	129.3	10.5"
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IRRIGATION EQUIPMENT:	<table border="1"><thead><tr><th><u>Pivot</u></th><th><u>Towers</u></th><th><u>Drops</u></th><th><u>Power Unit</u></th><th><u>Tire Size</u></th></tr></thead><tbody><tr><td>Lockwood</td><td>10</td><td>yes</td><td>US 75 HP</td><td>11-22.5</td></tr></tbody></table> 75 HP US Electric Motor was installed 2023	<u>Pivot</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	<u>Tire Size</u>	Lockwood	10	yes	US 75 HP	11-22.5				
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Lockwood	10	yes	US 75 HP	11-22.5											
ADDITIONAL INFORMATION:	Livestock well in Southwest corner. No Electricity. Used gas pump-jack before.														
REAL ESTATE TAXES:	Net Taxes \$3,976.88														

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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° 13' 0.48, -101° 46' 34.39



19-3N-39W
Dundy County
Nebraska

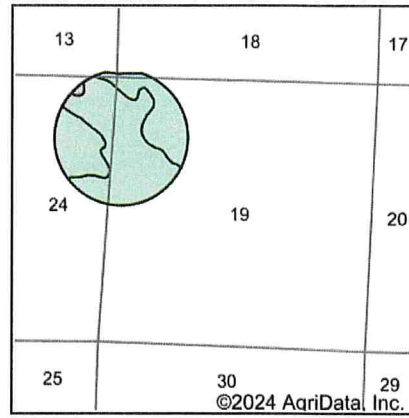
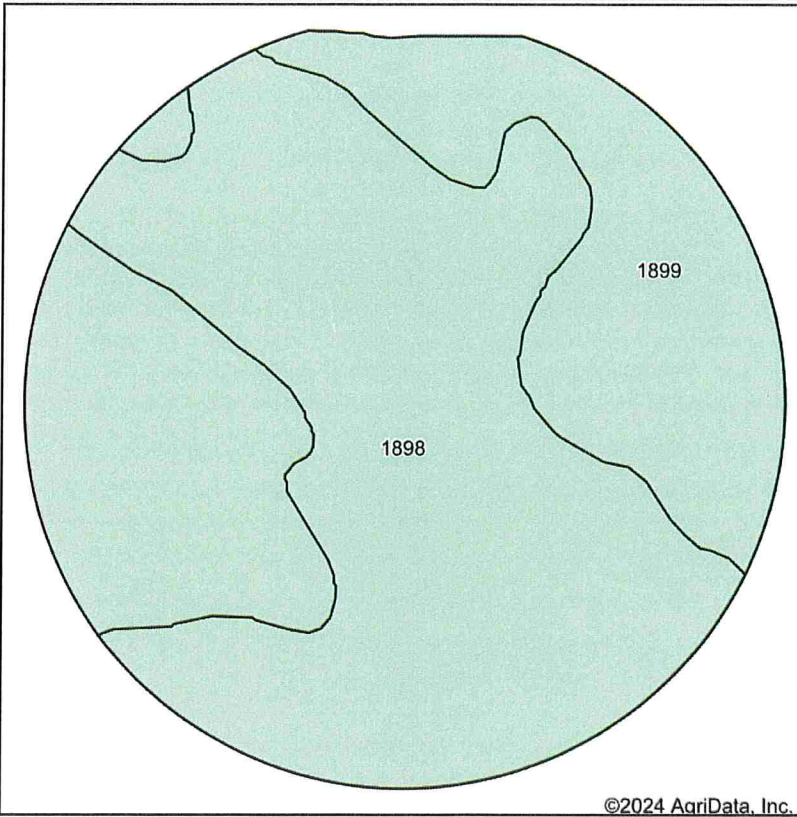
1/11/2024

Maps Provided By:

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

Soils Map



State: **Nebraska**
 County: **Dundy**
 Location: **19-3N-39W**
 Township: **Benkelman No. 3**
 Acres: **127.65**
 Date: **1/11/2024**

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Soils data provided by USDA and NRCS.

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Area Symbol: NE057, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
1898	Valent sand, 3 to 9 percent slopes	72.59	56.9%	Vle	IVe	20	7
1899	Valent sand, rolling	55.06	43.1%	Vle	IVe	12	8
Weighted Average				6.00	4.00	16.5	*n 7.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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