

Seller: Dawson and Cornelius

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

LIST PRICE:	\$715,000.00 156.62+/- Tax Acres										
LEGAL DESCRIPTION:	126.44 Acre Tract of Land in the E1/2 of Section 19-T10N-R31W and 30.18 Acre Tract of Land in the W1/2 of Section 20-T10N-R31W Lincoln County Nebraska										
LAND USE:	Irrigated Farm Ground In CREP Program										
DRY LAND SOIL TYPE:	Valent Sand and Valent Loamy Sand										
FSA INFORMATION:	Total Farmland Acres: 158.19 Total Cropland Acres: 158.19 Total CRP Reduction Acres: 60.38 Corn: 53.76 Soybean: 6.62 CREP Annual Payment: \$32,514.00 Expires 09-30-2033 Rate Per Acre: \$215.00 Total Acres Enrolled: 151.23										
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></tr></thead><tbody><tr><td>G-116692</td><td>2002</td><td>1000</td><td>96'</td><td>480'</td></tr></tbody></table>	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	G-116692	2002	1000	96'	480'
<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>							
G-116692	2002	1000	96'	480'							
IRRIGATION EQUIPMENT:	Pivot and Motor have been removed. Column, pump and bowl remain										
ADDITIONAL INFORMATION:	Great opportunity for Pheasant, Deer and Predator Hunting w/ Income!										
REAL ESTATE TAXES:	Net 2023 Taxes \$1,376.36										

WWW.COLSONAGENCY.COM

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.

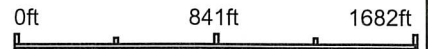
Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 40° 49' 33.35, -100° 53' 21.7



19-10N-31W
Lincoln County
Nebraska

2/22/2024

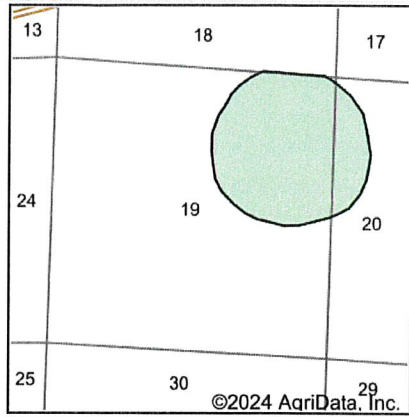
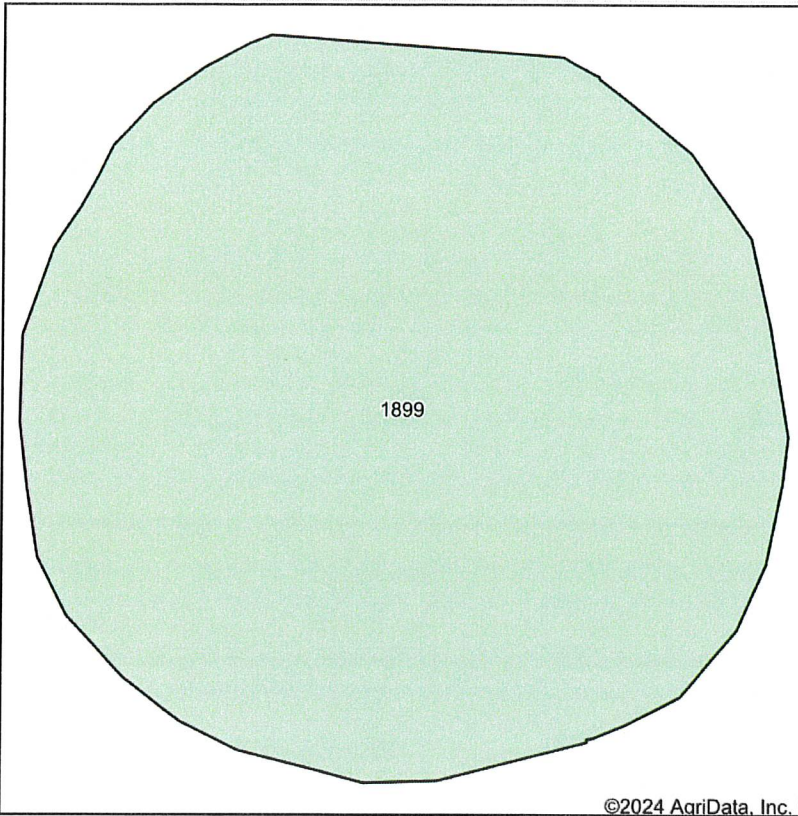
Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Soils Map



State: **Nebraska**
 County: **Lincoln**
 Location: **18-10N-31W**
 Township: **Medicine**
 Acres: **156.73**
 Date: **2/22/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

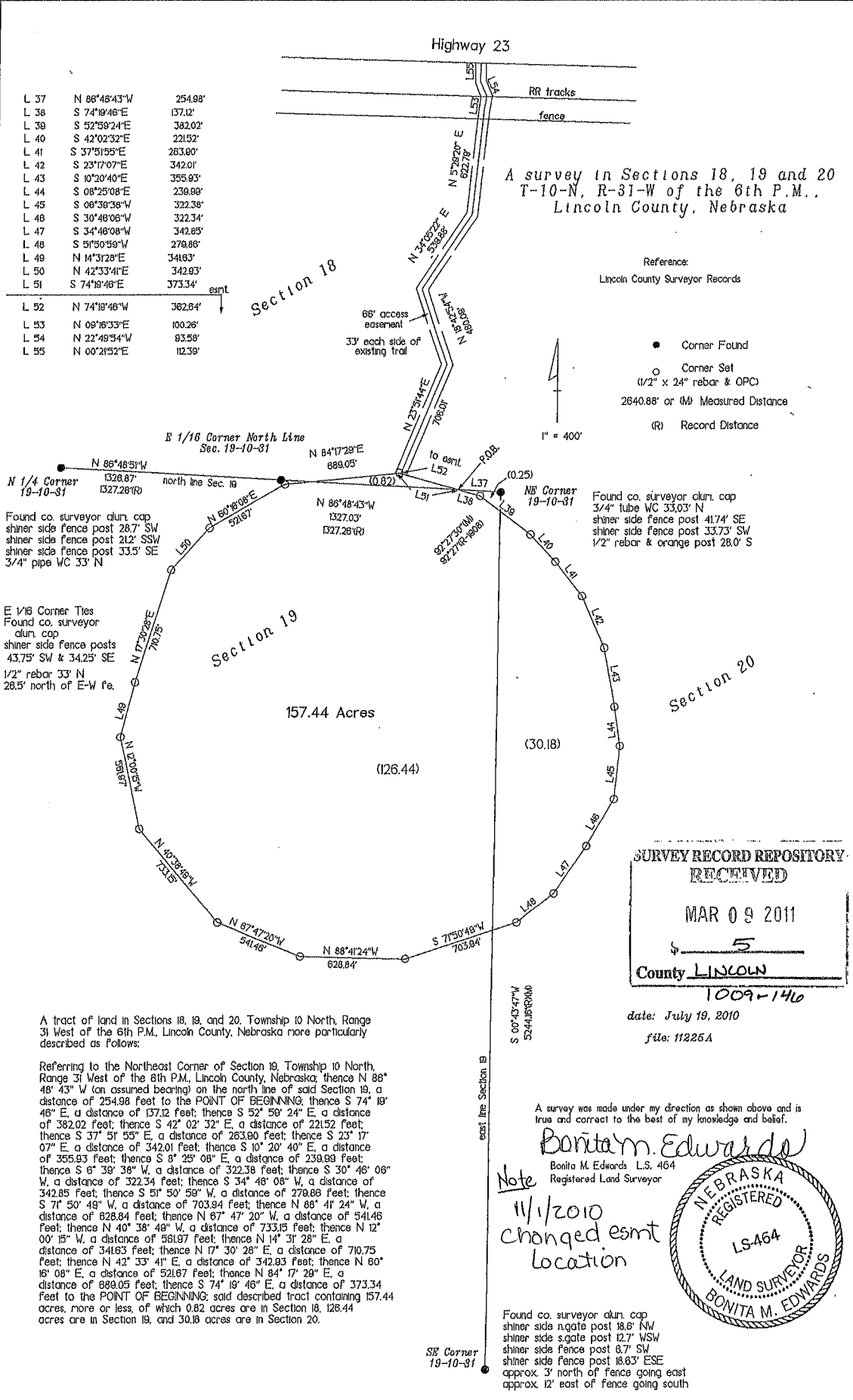
©2024 AgriData, Inc.

Area Symbol: NE111, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
1899	Valent sand, rolling	156.73	100.0%	Vle	IVe	13	8
Weighted Average				6.00	4.00	13	*n 8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

NOTE: changed esmt. location 11/2010



L 37	N 86°46'43"W	254.98'
L 38	S 74°19'48"E	137.12'
L 39	S 52°59'24"E	382.02'
L 40	S 42°02'32"E	221.52'
L 41	S 37°51'55"E	263.80'
L 42	S 23°17'07"E	342.01'
L 43	S 10°20'40"E	355.93'
L 44	S 08°25'08"E	239.89'
L 45	S 08°39'38"W	322.38'
L 46	S 30°48'08"W	322.34'
L 47	S 34°48'08"W	342.85'
L 48	S 51°50'59"W	278.86'
L 49	N 14°31'28"E	341.63'
L 50	N 42°33'41"E	342.93'
L 51	S 74°19'48"E	373.34'

A survey in Sections 18, 19 and 20
T-10-N, R-31-W of the 6th P.M.,
Lincoln County, Nebraska

Reference:
Lincoln County Surveyor Records

- Corner Found
- Corner Set
(1/2" x 24" rebar & OPC)
- 2640.88' or (R) Measured Distance
- (R) Record Distance

Found co. surveyor alun. cap
shiner side fence post 28.7' SW
shiner side fence post 21.2' SSW
shiner side fence post 33.3' SE
3/4" pipe WC 33' N

E 1/16 Corner Ties
Found co. surveyor
alun. cap
shiner side fence posts
43.75' SW & 34.25' SE
1/2" rebar 33' N
28.5' north of E-W fe.

Found co. surveyor alun. cap
3/4" tube WC 33.03' N
shiner side fence post 41.74' SE
shiner side fence post 33.73' SW
1/2" rebar & orange post 28.0' S

157.44 Acres
(126.44)

(30.18)

SURVEY RECORD REPOSITORY
RECEIVED
MAR 09 2011
5
County LINCOLN
1009-146

A tract of land in Sections 18, 19, and 20, Township 10 North, Range 31 West of the 6th P.M., Lincoln County, Nebraska more particularly described as follows:

Referring to the Northeast Corner of Section 19, Township 10 North, Range 31 West of the 6th P.M., Lincoln County, Nebraska; thence N 86° 48' 43" W (an assumed bearing) on the north line of said Section 19, a distance of 254.98 feet to the POINT OF BEGINNING; thence S 74° 19' 48" E, a distance of 137.12 feet; thence S 52° 59' 24" E, a distance of 382.02 feet; thence S 42° 02' 32" E, a distance of 221.52 feet; thence S 37° 51' 55" E, a distance of 263.80 feet; thence S 23° 17' 07" E, a distance of 342.01 feet; thence S 10° 20' 40" E, a distance of 355.93 feet; thence S 8° 25' 08" E, a distance of 239.89 feet; thence S 8° 39' 38" W, a distance of 322.38 feet; thence S 30° 48' 08" W, a distance of 322.34 feet; thence S 34° 48' 08" W, a distance of 342.85 feet; thence S 51° 50' 59" W, a distance of 278.86 feet; thence S 71° 50' 49" W, a distance of 703.94 feet; thence N 88° 41' 24" W, a distance of 628.84 feet; thence N 87° 47' 20" W, a distance of 541.46 feet; thence N 40° 38' 48" W, a distance of 733.15 feet; thence N 12° 00' 15" W, a distance of 561.97 feet; thence N 14° 31' 28" E, a distance of 341.63 feet; thence N 7° 30' 28" E, a distance of 710.75 feet; thence N 42° 33' 41" E, a distance of 342.93 feet; thence N 60° 16' 08" E, a distance of 521.67 feet; thence N 84° 17' 28" E, a distance of 688.05 feet; thence S 74° 19' 48" E, a distance of 373.34 feet to the POINT OF BEGINNING; said described tract containing 157.44 acres, more or less, of which 0.82 acres are in Section 18, 126.44 acres are in Section 19, and 30.18 acres are in Section 20.

9604031745
S 05°45'45"W
628.84'

A survey was made under my direction as shown above and is true and correct to the best of my knowledge and belief.
Bonita M. Edwards
Bonita M. Edwards L.S. 464
Registered Land Surveyor

Note
11/12010
changed esmt
location



Found co. surveyor alun. cap
shiner side s.gate post 18.6' NW
shiner side s.gate post 12.7' WSW
shiner side fence post 6.7' SW
shiner side fence post 18.63' ESE
approx. 3' north of fence going east
approx. 12' east of fence going south