

Seller: Buffalo Creek Trust

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

LIST PRICE:	\$850,000.00 160 +/- Tax Acres														
LEGAL DESCRIPTION:	S1/2NE1/4 AND N1/2SE1/4 Section 26-3-40 Dundy County Nebraska														
LAND USE:	Irrigated Farm Ground														
DRY LAND SOIL TYPE:	Primarily made up of Valent Sand														
FSA INFORMATION:	Total Farmland Acres: 160.37 Total Cropland Acres: 125.83 Total Base Acres: Corn: 125.54 Grass Corners														
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-049302</td><td>1976</td><td>2798</td><td>45'</td><td>250'</td><td>128.4</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-049302	1976	2798	45'	250'	128.4	10.5"
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Valley	9	yes	GE 75 HP	11-24.5											
ADDITIONAL INFORMATION:	Livestock well in Southeast corner, close to the county road. No Electricity. Used gas pump-jack before.														
REAL ESTATE TAXES:	Net Taxes \$3,712.12														

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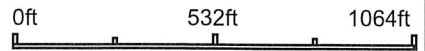
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy.

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° 11' 54.14, -101° 48' 5.09



26-3N-40W
Dundy County
Nebraska



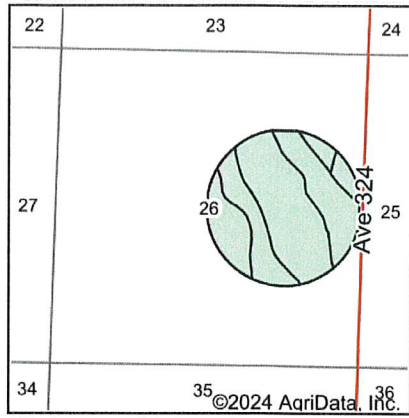
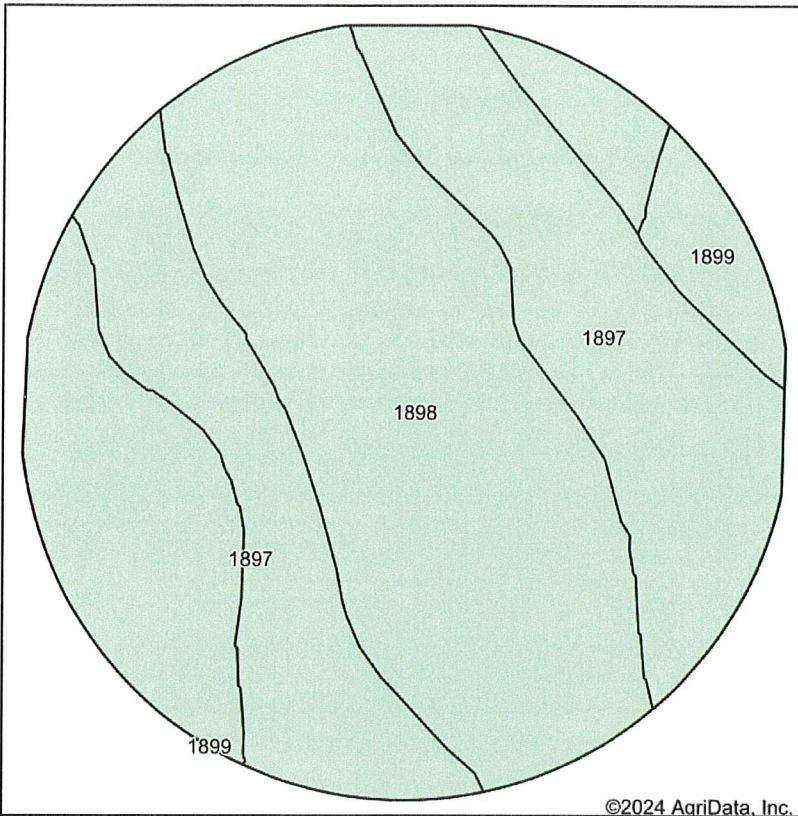
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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1/11/2024

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

Soils Map



State: **Nebraska**
 County: **Dundy**
 Location: **26-3N-40W**
 Township: **Benkelman No. 3**
 Acres: **125.83**
 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	73.10	58.1%	Vle	IVe	20	7
1897	Valent sand, 0 to 3 percent slopes	47.94	38.1%	Vle	IVe	22	8
1899	Valent sand, rolling	4.79	3.8%	Vle	IVe	12	8
Weighted Average				6.00	4.00	20.5	*n 7.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

