

**Seller: Buffalo Creek Trust**

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

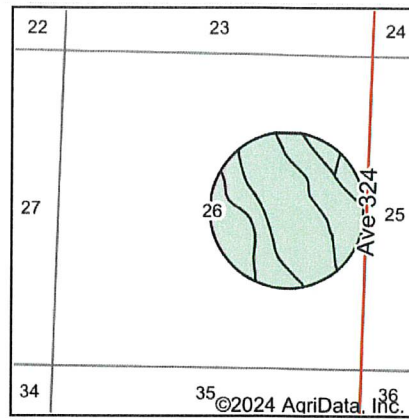
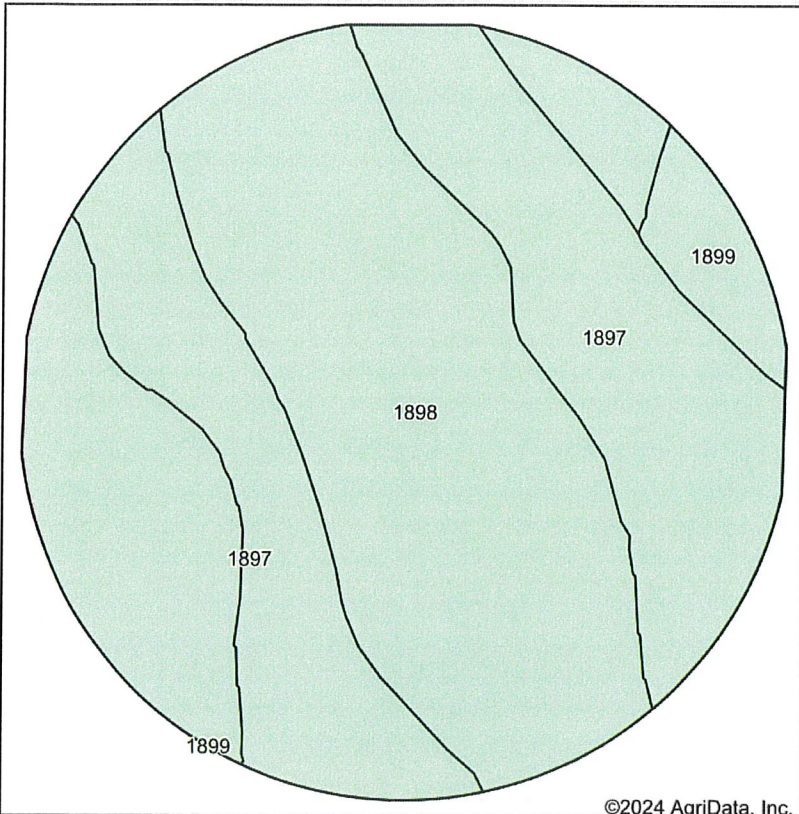
<b>LIST PRICE:</b>	<b>\$820,000</b> <b>160 +/- Tax Acres</b>														
<b>LEGAL DESCRIPTION:</b>	<b>S ½NE ¼ AND N ½SE ¼ Section 26-3-40</b> <b>Dundy County Nebraska</b>														
<b>LAND USE:</b>	<b>Irrigated Farm Ground</b>														
<b>DRY LAND SOIL TYPE:</b>	<b>Primarily made up of Valent Sand</b>														
<b>FSA INFORMATION:</b>	<b>Total Farmland Acres: 160.37</b> <b>Total Cropland Acres: 125.83</b> <b>Total Base Acres:</b> <b>    Corn:125.54</b> <b>    Grass Corners</b>														
<b>NRD INFORMATION:</b>	<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> <b>47.9" Available Allocation for 2024-2027</b>	<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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G-049302	1976	2798	45'	250'	128.4	10.5"									
<b>IRRIGATION EQUIPMENT:</b>	<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>Valley</td><td>9</td><td>YES</td><td>GE-75 HP</td><td>11-24.5</td></tr></tbody></table>	<u>Pivot</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	<u>Tire Size</u>	Valley	9	YES	GE-75 HP	11-24.5				
<u>Pivot</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	<u>Tire Size</u>											
Valley	9	YES	GE-75 HP	11-24.5											
<b>ADDITIONAL INFORMATION:</b>	<b>Livestock well in Southeast corner, close to the county road. No Electricity.</b> <b>Used gas pump-jack before.</b>														
<b>REAL ESTATE TAXES:</b>	<b>Net Taxes</b> <b>\$3,712.12</b>														

## **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.

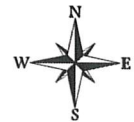
Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

# Soils Map



State: **Nebraska**  
 County: **Dundy**  
 Location: **26-3N-40W**  
 Township: **Benkelman No. 3**  
 Acres: **125.83**  
 Date: **1/11/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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
<b>Weighted Average</b>				<b>6.00</b>	<b>4.00</b>	<b>20.5</b>	<b>*n 7.4</b>

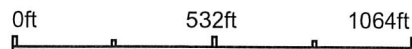
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Aerial Map



Boundary Center: 40° 11' 54.14, -101° 48' 5.09



**26-3N-40W**  
**Dundy County**  
**Nebraska**



Maps Provided By:



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1/11/2024

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

