

**Seller: JACO LLC**

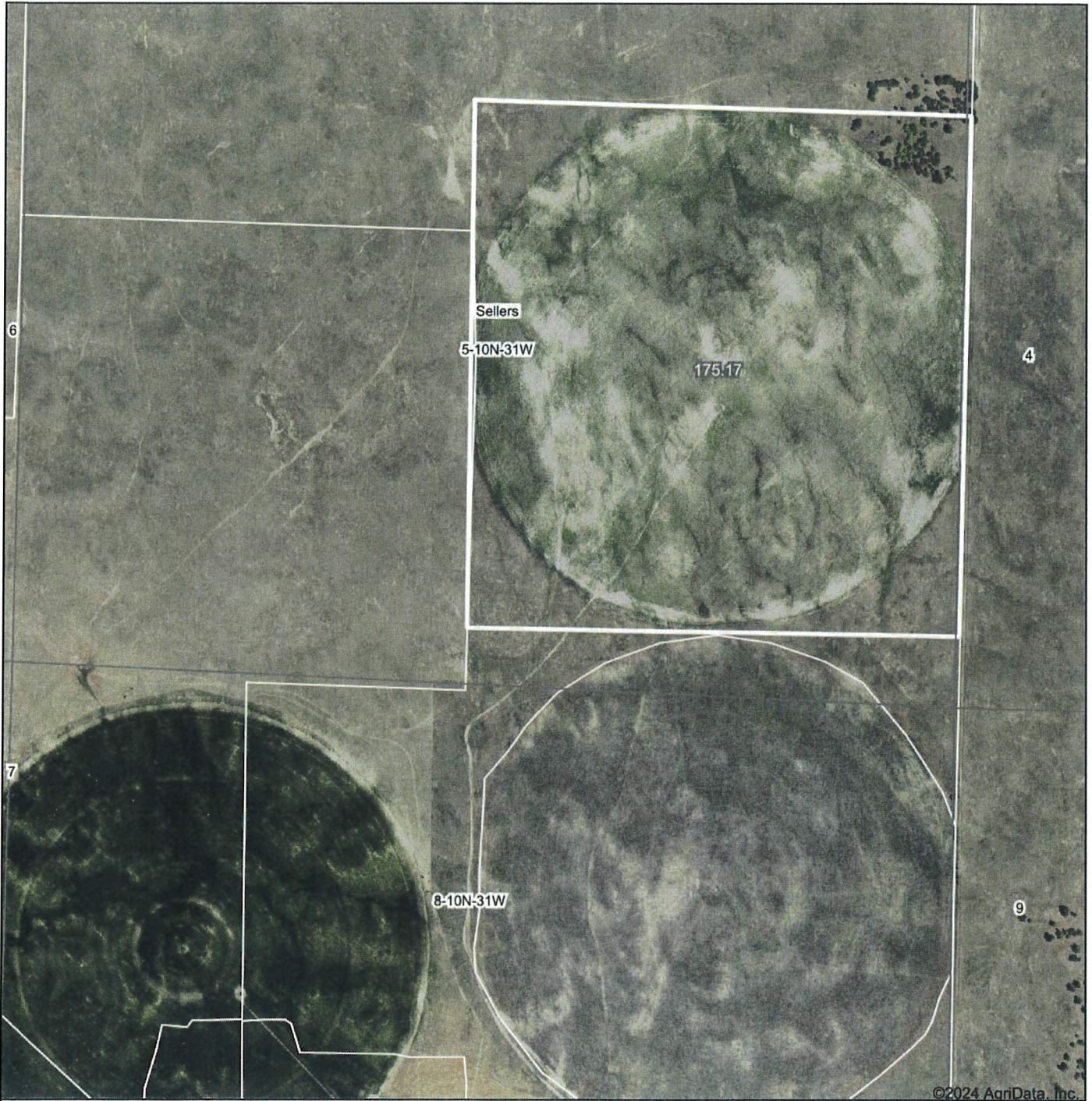
**Call: John, Eli, Masen or Jarod, at Colson Agency @ 308-882-4909**

<b>LIST PRICE:</b>	<b>\$565,000.00</b> <b>177.79+/- Tax Acres</b>										
<b>LEGAL DESCRIPTION:</b>	<b>177.79 Acre Tract of Land in the E1/2 Section 5-T10N-R31W Lincoln County Nebraska</b>										
<b>LAND USE:</b>	<b>Irrigated Farm Ground In CREP Program</b>										
<b>DRY LAND SOIL TYPE:</b>	<b>Valent Sand</b>										
<b>FSA INFORMATION:</b>	<b>Total Farmland Acres: 175.20</b> <b>Total Cropland Acres: 142.06</b> <b>Total CRP Reduction Acres: 142.06</b> <b>Corn: 126.49</b> <b>Soybean: 15.57</b> <b>CREP Annual Payment: \$27,437.00</b> <b>Expires 09-30-2036</b> <b>Rate Per Acre: \$193.14</b> <b>Acres Enrolled: 142.06</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></tr></thead><tbody><tr><td>G-156074</td><td>2010</td><td>900</td><td>99'</td><td>370'</td></tr></tbody></table>	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	G-156074	2010	900	99'	370'
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G-156074	2010	900	99'	370'							
<b>IRRIGATION EQUIPMENT:</b>	<b>Pivot and Motor have been removed. Column, pump and bowl remain</b>										
<b>ADDITIONAL INFORMATION:</b>	<b>Great opportunity for Pheasant, Deer and Predator Hunting w/ Income!</b>										
<b>REAL ESTATE TAXES:</b>	<b>Net 2023 Taxes</b> <b>\$5,772.58</b>										

## **WWW.COLSONAGENCY.COM**

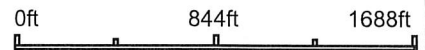
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc.). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

# Aerial Map

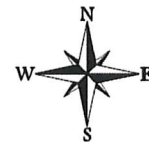


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Boundary Center: 40° 51' 46.74, -100° 52' 21.46



**5-10N-31W**  
**Lincoln County**  
**Nebraska**



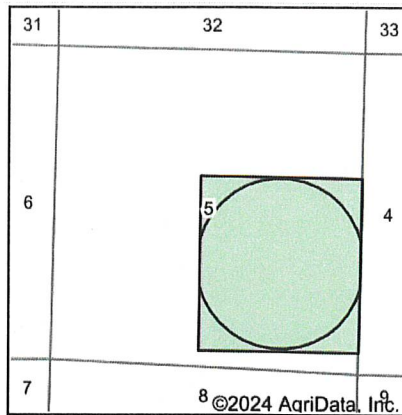
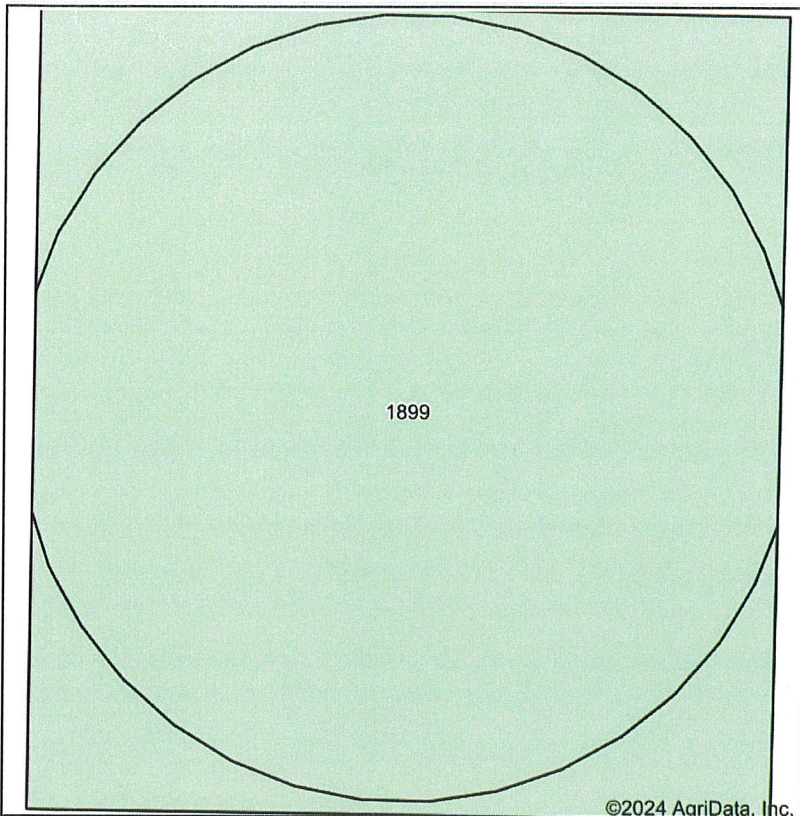
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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3/19/2024

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



# Soils Map



State: **Nebraska**  
 County: **Lincoln**  
 Location: **8-10N-31W**  
 Township: **Sellers**  
 Acres: **177.51**  
 Date: **2/22/2024**

Maps Provided By:



Soils data provided by USDA and NRCS.

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	177.51	100.0%	Vle	IVe	13	8
<b>Weighted Average</b>				<b>6.00</b>	<b>4.00</b>	<b>13</b>	<b>*n 8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**A tract of land in Section 5, T-10-N, R-31-W  
of the 6th P.M. Lincoln County, Nebraska**

A tract of land in Section 5, Township 10 North, Range 31 West of the 6th P.M., Lincoln County, Nebraska more particularly described as follows:

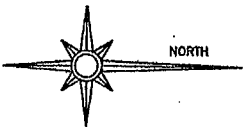
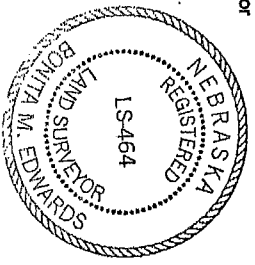
Referring to the Southeast Corner of Section 5, Township 10 North, Range 31 West of the 6th P.M., Lincoln County, Nebraska; thence N 01°11'16" E (an assumed bearing) on the east line of said Section 5, a distance of 340.00 feet to the Point of Beginning; thence N 87°48'07" W, a distance of 1375.78 feet; thence N 87°13'57" W, a distance of 1332.27 feet to the west line of a tract of land shown on a survey by B. Edwards dated October 22, 2010; thence N 00°00'03" W on said west line, a distance of 2792.77 feet to the Northwest Corner of said tract; thence S 88°59'58" E on the north line of said tract, a distance of 2765.27 feet to the Northeast Corner of said tract, said corner being on the east line of said Section 5; thence S 01°11'16" W on said east line, a distance of 2862.19 feet to the Point of Beginning. Said described tract containing 177.79 acres, more or less.

date: January 14, 2019

A survey was made under my direction as shown and is true and correct to the best of my knowledge and belief.

*Bonita M. Edwards*

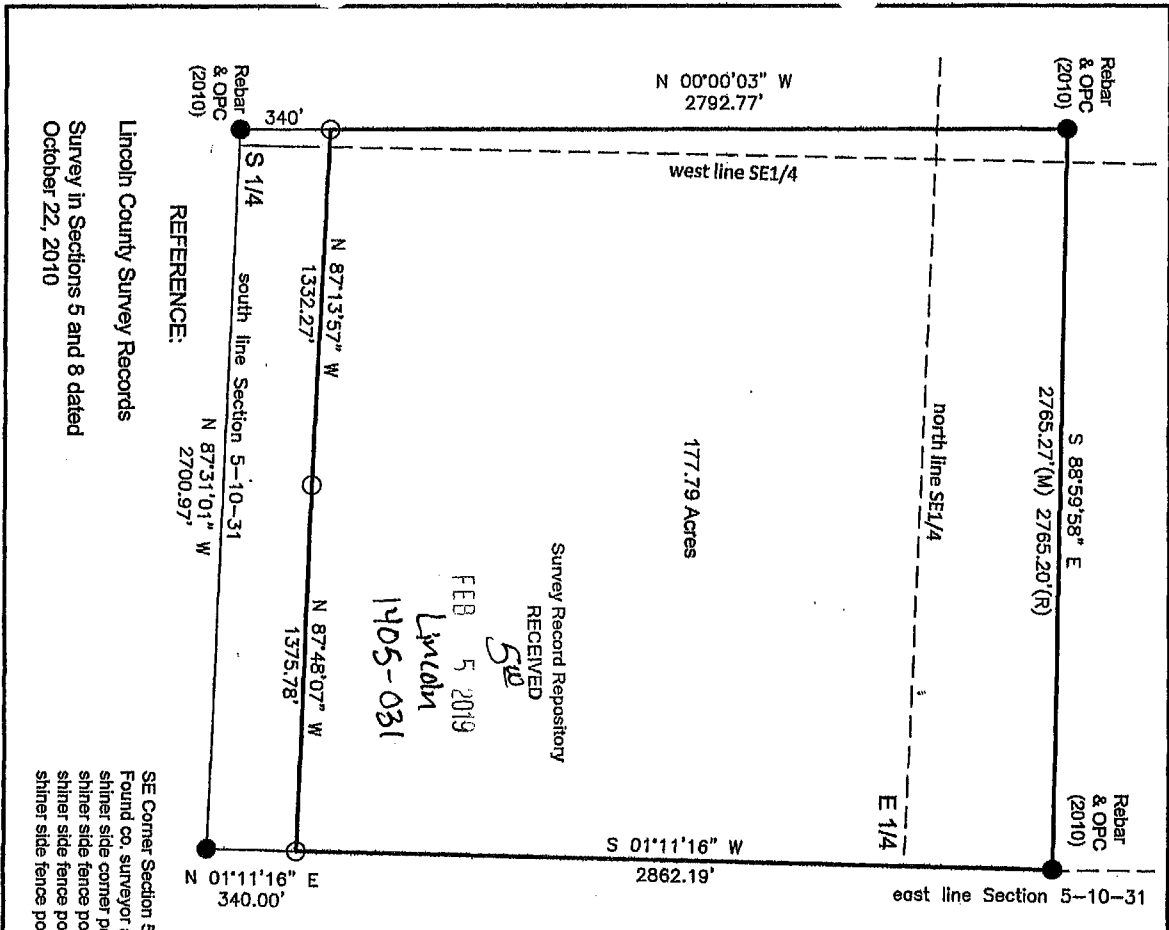
Bonita M. Edwards LS 464  
Registered Land Surveyor



- Corner Found
- Corner Set
- 1/2" x 24" rebar with OPC
- (R) Record Distance
- 2600.37 or (M) Measured Distance

210 West 5th Street  
PO Box 507  
North Platte, NE 69101  
phone: (308) 532-1819  
fax: (308) 532-3887

**Edwards**  
**Land**  
**Surveying**  
EdwardsLandSurveying@gmail.com



SE Corner Section 5-10-31  
Found co. surveyor alum. cap  
shiner side corner post 17.1' NE  
shiner side fence post 16.55' SE  
shiner side fence post 20.3' SW  
shiner side fence post 13.65' NW

Lincoln County Survey Records  
Survey in Sections 5 and 8 dated  
October 22, 2010

Survey Record Repository  
RECEIVED  
5th  
FEB 5 2019  
Lincoln  
1405-031