

Seller: Steve Wallin

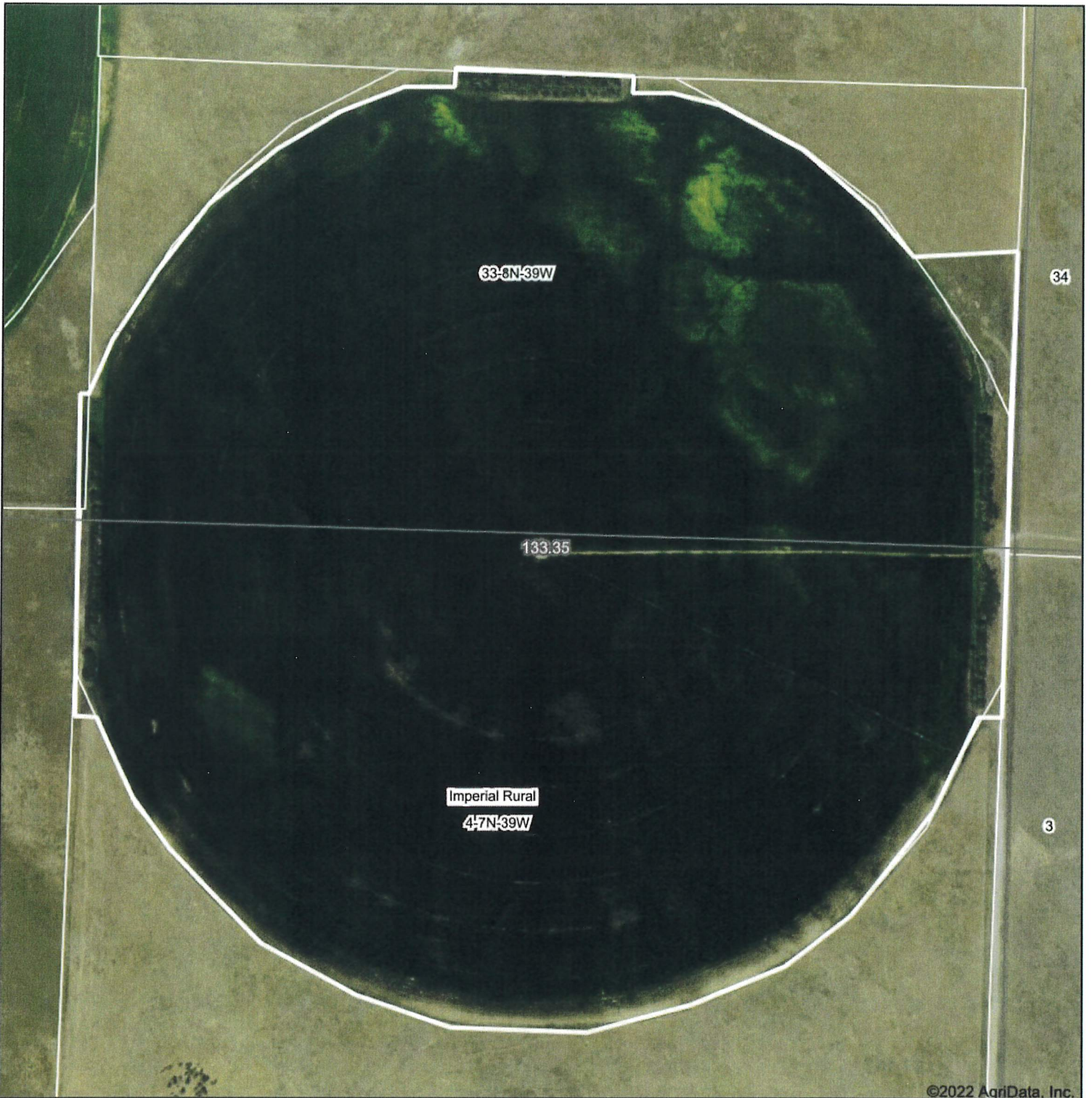
Call: John or Eli, Colson Agency, Imperial, Ne. 308-882-4909

LIST PRICE:	\$875,000.00 132.95 +/- Tax Acres														
LEGAL DESCRIPTION:	Pt S1/2SE1/4 33-8-39 and PT NE1/4 4-7-39 Chase County Nebraska														
LAND USE:	Irrigated Farm Ground														
DRY LAND SOIL TYPE:	Loamy Sand Soils														
FSA INFORMATION:	Total Farmland Acres: 132.56 Total Cropland Acres: 132.56 Total Base Acres: 26 Corn: 26 Acres Irrigated: 115 CRP Acres: 17.56														
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>Allocated Ac</u></th><th><u>Carryforward</u></th></tr></thead><tbody><tr><td>G- 067904</td><td>1982</td><td>1000</td><td>35'</td><td>225'</td><td>130</td><td>40.37"</td></tr></tbody></table>	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Allocated Ac</u>	<u>Carryforward</u>	G- 067904	1982	1000	35'	225'	130	40.37"
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IRRIGATION EQUIPMENT:	<table border="1"><thead><tr><th><u>Make</u></th><th><u>Towers</u></th><th><u>Drops</u></th><th><u>Power Units</u></th></tr></thead><tbody><tr><td>Zimmatic</td><td>8</td><td>Yes</td><td>75 HP</td></tr></tbody></table>	<u>Make</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Units</u>	Zimmatic	8	Yes	75 HP						
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Zimmatic	8	Yes	75 HP												
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- There is a Tenant attached to this property. BRI-COR AG- Lease Started 1, March, 2023, Ends 31, December, 2027- Annual Lease Payment: \$41,400. \$20,700 due March 1st and Dec 1st-														
REAL ESTATE TAXES:	2023 Net Taxes \$3,627.00														

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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



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Map Center: 40° 36' 35.23, -101° 44' 49.62



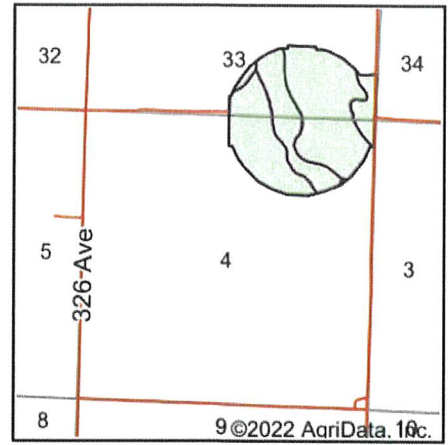
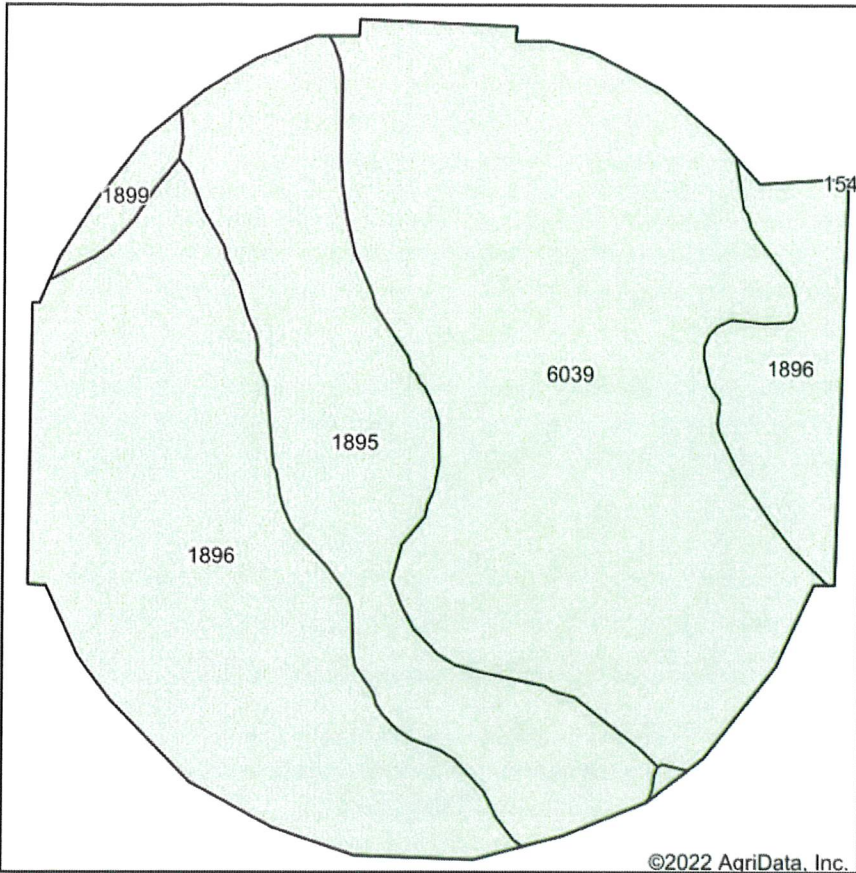
4-7N-39W
Chase County
Nebraska



Maps Provided By
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **4-7N-39W**
 Township: **Imperial Rural**
 Acres: **133.35**

Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: NE029, Soil Area Version: 22

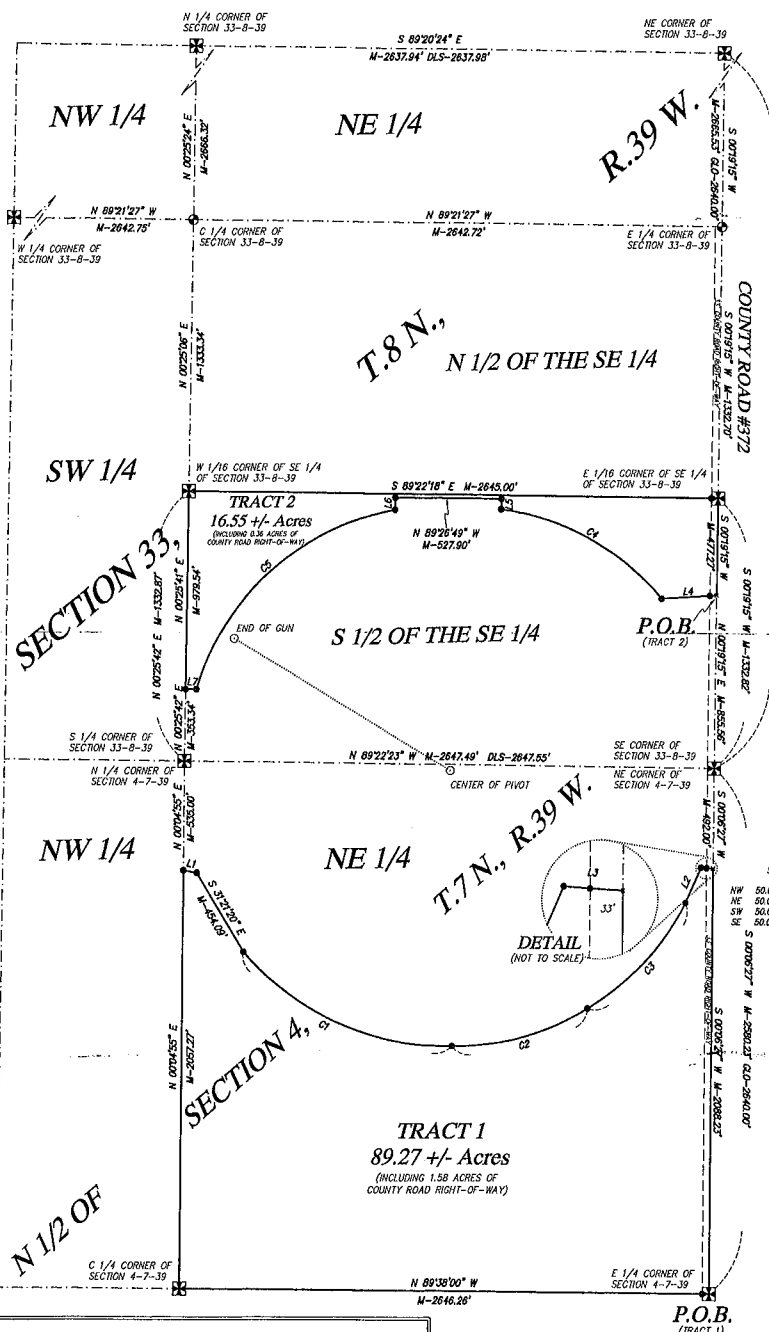
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	*n NCCPI Soybeans
6039	Tassel-Duda loamy sands, 3 to 30 percent slopes	58.10	43.6%	Vis		8			14
1896	Valent loamy sand, 3 to 9 percent slopes	47.09	35.3%	Vle	IVe	19			15
1895	Valent loamy sand, 0 to 3 percent slopes	26.56	19.9%	Vle	IVe	20			15
1899	Valent sand, rolling	1.60	1.2%	Vle	IVe	15			9
Weighted Average				6.00	*-	14.4	*-	*-	*n 14.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

A SURVEY PLAT OF 2 TRACTS OF LAND LOCATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 33. T.8 N., T.39 W. AND THE NE 1/4 OF SECTION 4, T.7 N., R.39 W. OF THE 6th P.M., CHASE COUNTY, NEBRASKA



LEGAL DESCRIPTION FOR TRACT 1:

A tract of land located in the NE 1/4 of Section 4, T.7 N., R.39 W. of the 6th P.M., Chase County, Nebraska, being more particularly described as follows:

Beginning at the E 1/4 corner of Section 4, T.7 N., R.39 W. of the 6th P.M., Chase County, Nebraska; thence N 89°38'00" W on the south line of the NE 1/4 of said Section, 2646.26 feet to the C 1/4 corner of said Section; thence N 00°44'55" E on the west line of said NE 1/4, 2057.27 feet; thence S 80°33'38" E 68.41 feet; thence S 31°21'20" E 454.09 feet to the beginning of a non-tangent 1344.70 foot radius curve concave Northeast; thence Southeast on the arc of said curve 1176.66 feet (chord bearing S 65°58'13" E with a chord length of 1139.48 feet) to the beginning of a non-tangent 1263.41 foot radius curve concave Northwest; thence Northeast on the arc of said curve 713.93 feet (chord bearing N 74°28'25" E with a chord length of 704.47 feet) to the beginning of a non-tangent 1295.87 foot radius curve concave Northwest; thence Northeast on the arc of said curve 722.00 feet (chord bearing N 43°13'03" E with a chord length of 712.70 feet); thence N 23°49'06" E 189.45 feet; thence S 85°54'23" E 59.53 feet to a point on the east line of said NE 1/4; thence S 00°06'27" W on said east line, 2085.23 feet to the Point of Beginning, containing 89.27 acres more or less.

LEGAL DESCRIPTION FOR TRACT 2:

A tract of land located in the S 1/2 of the SE 1/4 of Section 33, T.8 N., R.39 W. of the 6th P.M., Chase County, Nebraska, being more particularly described as follows:

Commencing at the SE corner of Section 33, T.8 N., R.39 W. of the 6th P.M., Chase County, Nebraska; thence N 00°19'15" W on the east line of the S 1/2 of the SE 1/4 of said Section, 853.56 feet to the Point of Beginning; thence S 89°25'24" E 1276.18 feet to the beginning of a non-tangent 1260.00 foot radius curve concave Southwest; thence Northwest on the arc of said curve 943.79 feet (chord bearing N 1°29'38" W with a chord length of 921.88 feet); thence N 00°37'43" E 50.95 feet; thence N 89°26'49" W 527.00 feet; thence S 00°37'44" W 58.96 feet to the beginning of a non-tangent 1260.00 foot radius curve concave Southeast; thence Southwest on the arc of said curve 1395.07 feet (chord bearing S 47°46'04" W with a chord length of 1324.90 feet); thence S 90°00'00" W 54.95 feet to a point on the west line of the S 1/2 of said SE 1/4; thence N 00°25'41" E on said west line, 979.54 feet to the W 1/16 corner of said SE 1/4; thence S 89°22'18" E on the north line of the S 1/2 of said SE 1/4, 2645.00 feet to the E 1/16 corner of said SE 1/4; thence S 00°19'15" W on said east line, 477.27 feet to the Point of Beginning, containing 16.55 acres more or less.

SURVEYOR'S NOTES:

This survey was set forth by Joe Wells, to survey two tracts in the S 1/2 of the SE 1/4 of Section 33, T.8 N., R.39 W. and in NE 1/4 of Section 4, T.7 N., R.39 W. of 6th P.M., Chase County, Nebraska.

In the initial research, I found a survey per Ryan E. Dickinson dated April 2017.

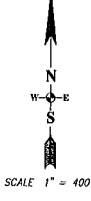
I commenced the field work by recovering the recorded monuments shown on this survey plat. Thence I set the E 1/4 corner of Section 33 T.8 N., R.39 W., by even split and on line. Thence I set the C 1/4 corner by intersection of lines. Then I set the boundary per the clients request.

The basis of the bearings for this plat was arrived by GPS solutions.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

CORNER TIE	CORNER TIE	CORNER TIE
N 1/4 CORNER OF SECTION 33-8-39 FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS ESE 20.3' FOUND NAIL & BRASS DISC IN C.F.P. ENE 20.2' FOUND NAIL & BRASS DISC IN C.F.P. NNW 7.1' FOUND NAIL & BRASS DISC IN C.F.P. NW 25.1' FOUND NAIL & BRASS DISC IN C.F.P.	NE CORNER OF SECTION 33-8-39 FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS NW 27.7' FOUND NAIL & BRASS DISC IN C.F.P. SE 21.8' FOUND NAIL & BRASS DISC IN C.F.P. W 4.2' FOUND NAIL & BRASS DISC IN C.F.P. SE 7.5' FOUND NAIL & BRASS DISC IN C.F.P.	W 1/4 CORNER OF SECTION 33-8-39 FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS SE 320.1' FOUND NAIL & BRASS DISC IN C.F.P. SW 106.5' FOUND NAIL & BRASS DISC IN C.F.P. S 270.0' NEAR FACE TANK
C 1/4 CORNER OF SECTION 33-8-39 SET 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS NW 50.0' SET 1/2" REBAR W/ PLASTIC CAP "RLSS54" NE 60.0' SET 1/2" REBAR W/ PLASTIC CAP "RLSS54" SE 50.0' SET 1/2" REBAR W/ PLASTIC CAP "RLSS54"	E 1/4 CORNER OF SECTION 33-8-39 SET 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS NE 77.0' SET NAIL & BRASS DISC IN C.F.P. SSW 80.1' SET NAIL & BRASS DISC IN THREE	W 1/16 CORNER OF THE SE 1/4 OF SECTION 33-8-39 FOUND 1/2" REBAR SET NAIL & BRASS DISC IN C.F.P. SE 28.3' SET NAIL & BRASS DISC IN C.F.P. E 21.5' SET NAIL & BRASS DISC IN C.F.P. NE 31.3' SET NAIL & BRASS DISC IN C.F.P.
E 1/16 CORNER OF THE SE 1/4 OF SECTION 33-8-39 FOUND 5/8" REBAR SE 28.5' SET NAIL & BRASS DISC IN C.F.P. S 12.1' SET NAIL & BRASS DISC IN C.F.P. SW 42.7' SET NAIL & BRASS DISC IN C.F.P. NW 33.0' SET 1/2" REBAR W/ PLASTIC CAP STAMPED PER BLM STANDARDS	S 1/4 CORNER OF SECTION 33-8-39 FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS SE 38.9' FOUND NAIL & BRASS DISC IN C.F.P. ESE 38.1' FOUND NAIL & BRASS DISC IN C.F.P. ENE 40.8' FOUND NAIL & BRASS DISC IN C.F.P. NNE 33.3' FOUND NAIL & BRASS DISC IN C.F.P.	SE CORNER OF SECTION 33-8-39 FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS ENE 36.0' FOUND NAIL & BRASS DISC IN C.F.P. E 45.8' FOUND NAIL & BRASS DISC IN C.F.P. SW 34.4' FOUND NAIL & BRASS DISC IN C.F.P. NW 39.8' FOUND NAIL & BRASS DISC IN C.F.P.
C 1/4 CORNER OF SECTION 4-7-39 FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS NW 18.0' FOUND NAIL & BRASS DISC IN C.F.P. E 2.8' FOUND NAIL & BRASS DISC IN C.F.P. W 50.9' FOUND NAIL & BRASS DISC IN C.F.P.	E 1/4 CORNER OF SECTION 4-7-39 FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP STAMPED PER BLM STANDARDS NE 48.1' FOUND NAIL & BRASS DISC IN C.F.P. NW 39.6' FOUND NAIL & BRASS DISC IN C.F.P. W 34.0' FOUND NAIL & BRASS DISC IN C.F.P. E 37.4' FOUND NAIL & BRASS DISC IN C.F.P.	

Survey Record Repository
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- LEGEND**
- ☒ FOUND SECTION AND QUARTER CORNER MONUMENTS
 - ◆ SET QUARTER CORNER MONUMENTS
 - MONUMENT SET
 - 1/2" REBAR W/ PLASTIC CAP STAMPED R.L.S. 554
 - ORIGINAL GOVERNMENT DISTANCE
 - MEASURED DISTANCE
 - ⋈ TEMPORARY POINT



SURVEYOR'S CERTIFICATE

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 14th day of November 2017, and is correct to the best of my knowledge.

Ryan E. Dickinson
Ryan E. Dickinson, Registered Land Surveyor
Nebraska Reg. No. 554

DICKINSON LAND SURVEYORS, INC.
NEBRASKA AND COLORADO CERTIFIED
302 DIAMOND SPRINGS TRAIL, OGALLALA, NEBRASKA 69153
OFFICE: 308-284-8440 www.dickinsonlandsurveyors.com

MEASURED CURVE DATA

CURVE ID	ARC LENGTH (FOOT)	BEARING	CHORD LENGTH (FOOT)	BECA ANGLES
C1	1344.70	S 65°58'13" E	1139.48	50°08'09"
C2	1263.41	N 74°28'25" E	704.47	32°22'38"
C3	1295.87	N 43°13'03" E	712.70	31°52'25"
C4	1324.90	S 47°46'04" W	1276.18	42°53'01"
C5	1260.00	N 00°19'15" W	853.56	63°26'17"

MAP 3

R39W

JOINS PERKINS CO.

