



COLSON AGENCY, INC.

John C. Engbrecht, Broker 308-882-0203

Eli Engbrecht, Agent 308-414-1823

Seller: Vance and Ronda Family Trust

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

STARTING PRICE:	\$175,000.00					
LEGAL DESCRIPTION:	NW 1/4 Section 23 – T8N – R37W Chase County, Nebraska					
LAND USE:	Pasture Ground					
SOIL TYPE:	78.36 Ac Valent Loamy Sand, 57.25 Ac Valent Sand Rolling 18.57 Ac McCash Very Fine Sandy Loam					
FSA INFORMATION:	Total Farmland Acres: 154.69 Total Cropland Acres: 39.93 Base Acres: 0 The Southwest 39.93 +/- acres have the potential to be enrolled into a CRP contract because it was previously farmed. Please contact FSA office for details.					
WELL INFO:	<u>Well Reg #</u>	<u>Date Drilled</u>	<u>GPM</u>	<u>Static Level</u>	<u>Pump Depth</u>	<u>Well Depth</u>
	G-136712	Aug 2005	26	88. ft	118 ft	308 ft
IRRIGATION EQUIPMENT:	None					
ADDITIONAL INFORMATION:	<ul style="list-style-type: none"> - Located 11 miles Northeast of Imperial, Chase County, Nebraska - Located 6 Miles from Imperial Beef Feedyard. - Good County Road Access on west and north sides of the property. 					
REAL ESTATE TAXES:	2023 Taxes: \$776.46					

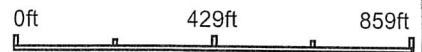
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information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

Aerial Map

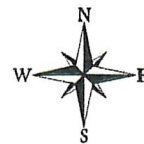


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Map Center: 40° 39' 2.3, -101° 29' 29.15



23-8N-37W
Chase County
Nebraska

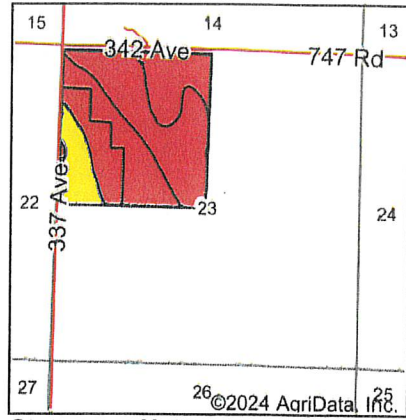
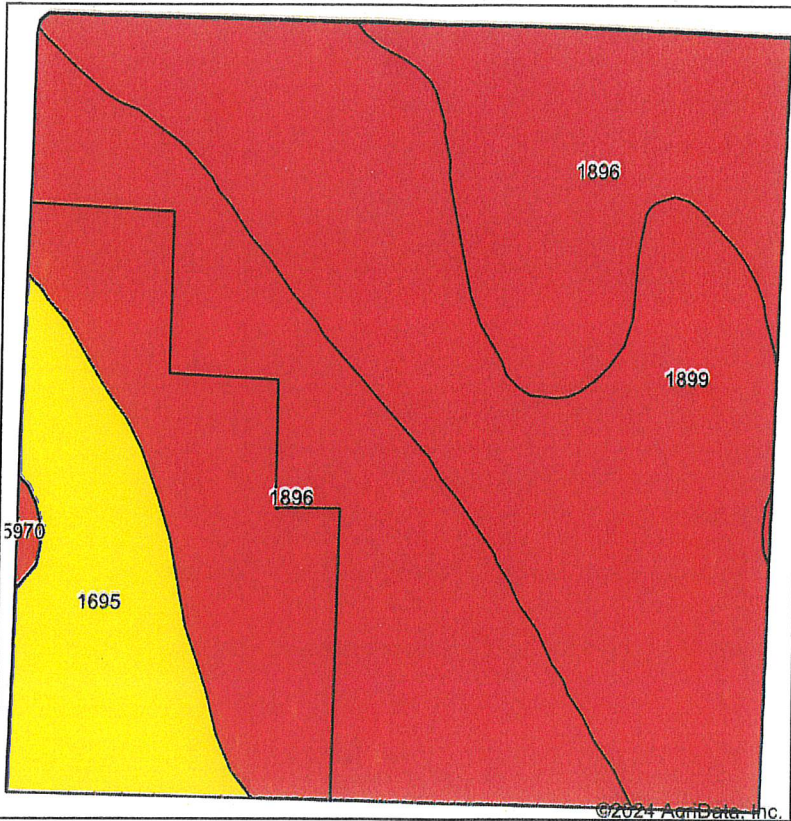


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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10/2/2024

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

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **23-8N-37W**
 Township: **Wauneta**
 Acres: **154.69**
 Date: **10/2/2024**





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Soils data provided by USDA and NRCS.

Area Symbol: NE029, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated Tons	Alfalfa hay Tons	Corn Irrigated Bu	Corn Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
1896	Valent loamy sand, 3 to 9 percent slopes	78.36	50.7%		Vle	Ive	19								15
1899	Valent sand, rolling	57.25	37.0%		Vle	Ive	15								8
1695	McCash very fine sandy loam, 0 to 1 percent slopes	18.57	12.0%		Ilc	Ile	64	5	3	127	49	44	127	39	39
5970	Jayem loamy fine sand, 0 to 3 percent slopes	0.51	0.3%		Ive	IIle	43	5		116				22	38
Weighted Average					5.51	3.76	23	0.6	0.4	15.6	5.9	5.3	15.2	4.8	*n 15.4

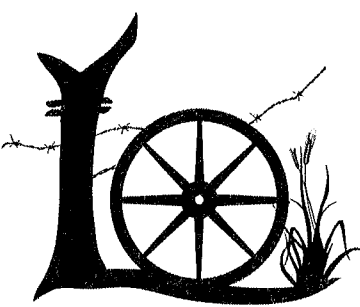
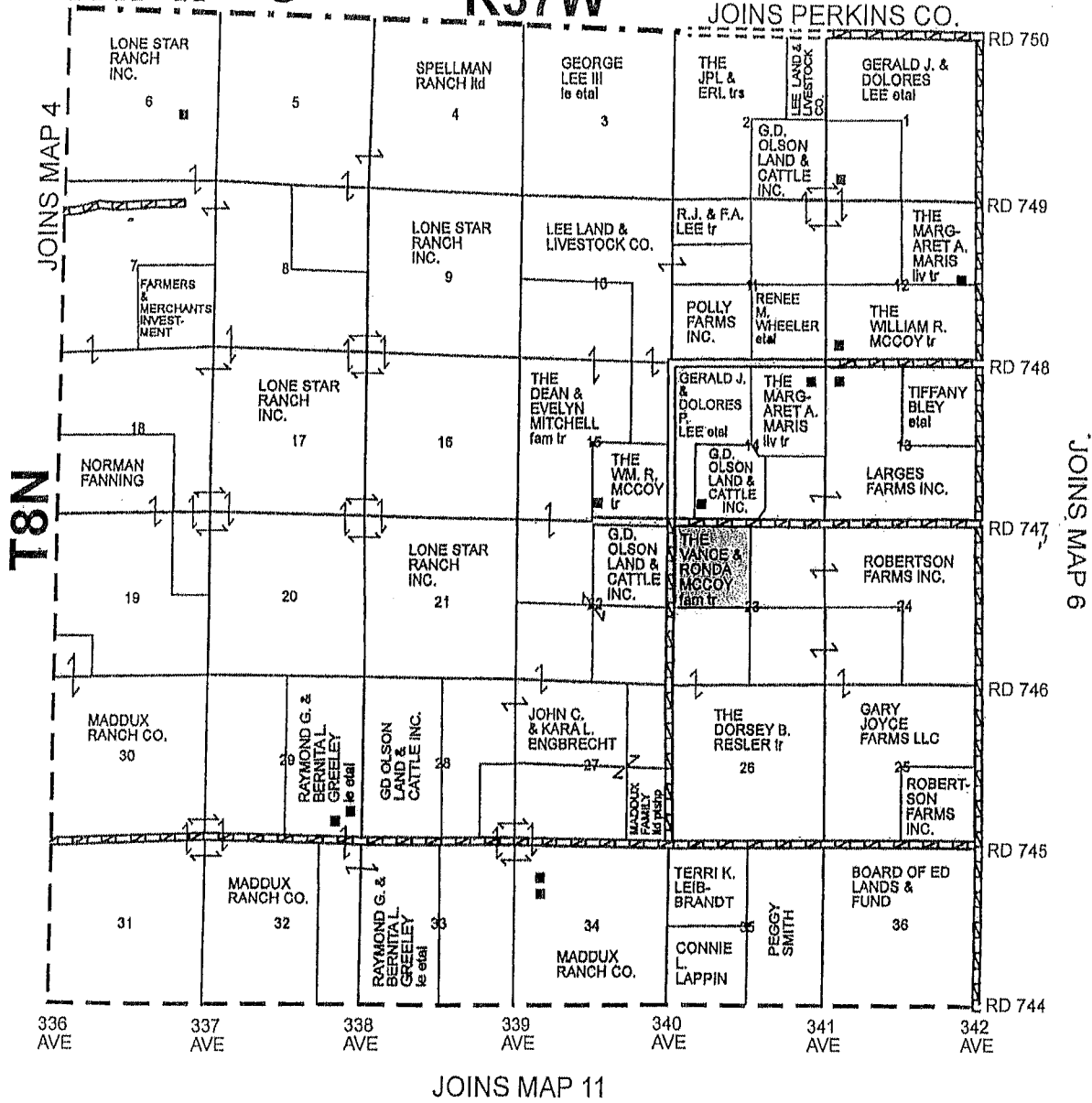
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

MAP 5

R37W



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