

Seller: Schardt Family Trust (Debra L Schardt)
Call: John, Colson Agency, Imperial, Ne. 308-882-4909

STARTING PRICE:	\$900,000.00
LEGAL DESCRIPTION:	NW ¼ Section 24 -T8N-R35W, Northwest Hayes County, Nebraska
LAND USE:	Irrigated Pivot Ground
SOIL TYPE:	57.65 Ac McCash Very Fine Sandy Laom, 80.45 Ac Sarben Loamy Very Fine Sandy Loam 26.24 Ac Jayem Loamy Very Fine Sand
FSA INFORMATION:	Total Farmland Acres: 165.74 Total Cropland Acres: 164.34 Base Acres: 159.98 Corn: 99.29 Wheat: 44.78 Soybeans: 15.91
NRD INFORMATION:	<u>Well Reg #</u> <u>Well Date</u> <u>GPM</u> <u>Static</u> <u>Pumping</u> <u>Well Depth</u> G-058790 1977 900 122' 140' 450' 2018 Well Test: 837 183' 201' 82.6% Bowl Efficiency Allocated Acres: 135.4 2023 – 2027 Allocated Inches: 72" 2023 Usage: 11.9"
IRRIGATION EQUIPMENT:	<u>Pivot</u> <u>Towers</u> <u>Drops</u> <u>Power Unit</u> Valley 7 yes 100 HP Elec
ADDITIONAL INFORMATION:	Warranty Repair work on 100 Hp Motor Completed in January 2019. Can review 2018 Sargent Irrigation well test upon request. Livestock/Submersible well in Northwest corner of property.
REAL ESTATE TAXES:	2023 Taxes: \$3,854.70

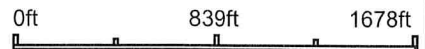
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information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

Aerial Map



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Boundary Center: 40° 39' 2.97, -101° 14' 45.16



24-8N-35W
Hayes County
Nebraska

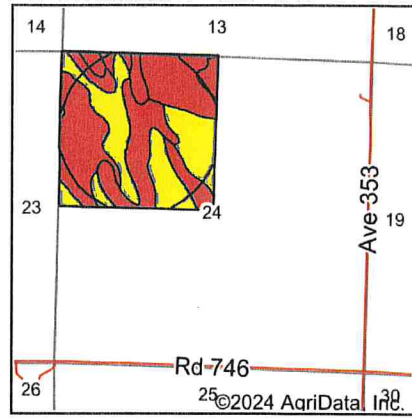
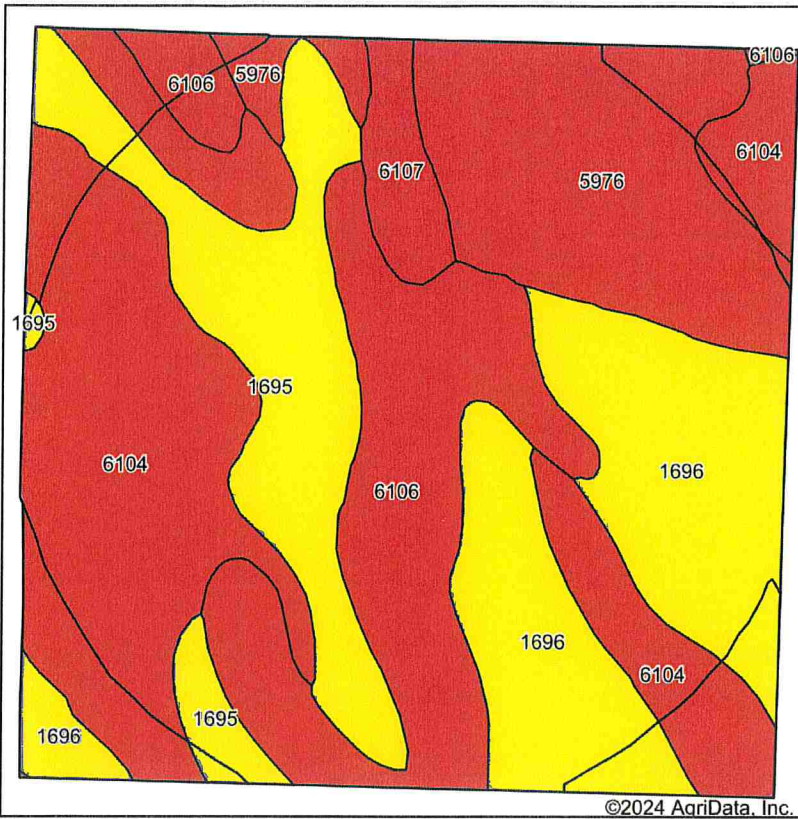
10/14/2024

Maps Provided By:

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

Soils Map



State: **Nebraska**
 County: **Hayes**
 Location: **24-8N-35W**
 Township: **Deerfield**
 Acres: **164.34**
 Date: **10/14/2024**

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Soils data provided by USDA and NRCS.

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Area Symbol: NE085, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	46.96	28.5%	■	IVe	IVe	49	1	4	20	99	30	79	25	37
1696	McCash very fine sandy loam, 1 to 3 percent slopes	33.61	20.5%	■	Ile	Ile	64	2	5	30	115	38	110	38	57
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	29.20	17.8%	■	IVe	IVe	47	1	4	20	99	30	79	25	36
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	26.24	16.0%	■	IIIe	IIIe	50	1	5	25	120	35	90	25	40
1695	McCash very fine sandy loam, 0 to 1 percent slopes	24.04	14.6%	■	IIc	Ile	66	3	5	49	127	44	127	39	39

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
6107	Sarben loamy very fine sand, 9 to 20 percent slopes	4.29	2.6%		Vle		40	1	3	15	90	25	65	20	37
Weighted Average					3.19	*-	54.1	1.5	4.5	27	109.5	34.4	93.8	29.6	*n 41.7

*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.



