

Seller: H.H. Rose Ranch LLC

Colson Agency Imperial, NE.

Call: John or Eli 308-882-4909

STARTING PRICE:	\$875,000.00 Total Acres: 160 +/- Irrigated Acres: 132.78 +/- Native Grass Corners Acres: 27.29 +/-																		
LEGAL DESCRIPTION:	SW1/4 Sec: 27 - T6N - R38W South Central Chase County, Nebr.																		
LAND USE:	Irrigated w/ native grass corners.																		
SOIL TYPE:	Valent Sand.																		
FSA INFORMATION:	Farmland Acres: 160.07 Cropland Acres: 132.78 Corn Base Acres: TBD																		
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>Cert Ac</u></th><th><u>24 Usage</u></th><th><u>Static</u></th><th><u>GPM</u></th></tr></thead><tbody><tr><td>G-069396</td><td>1984</td><td>800</td><td>90'</td><td>298'</td><td>135.0</td><td>10.3"</td><td>2013-112'</td><td>773</td></tr></tbody></table> Allocation remaining this period: 49" Carryforward going into 2025: 17.73"	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Cert Ac</u>	<u>24 Usage</u>	<u>Static</u>	<u>GPM</u>	G-069396	1984	800	90'	298'	135.0	10.3"	2013-112'	773
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ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Located 3.5 miles South of Imperial, Chase County, Nebraska- Good County Road Access on all sides of property.- Stock tank in SW corner receives water from the well across the well to the west. May be able to arrange water usage easement.																		
REAL ESTATE TAXES:	2024 Net Taxes: \$2,898.30																		

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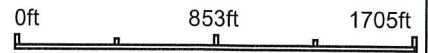
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information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

Aerial Map



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Boundary Center: 40° 27' 17.65, -101° 37' 25.39



27-6N-38W
Chase County
Nebraska

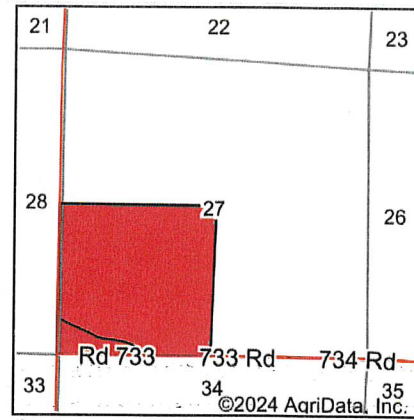
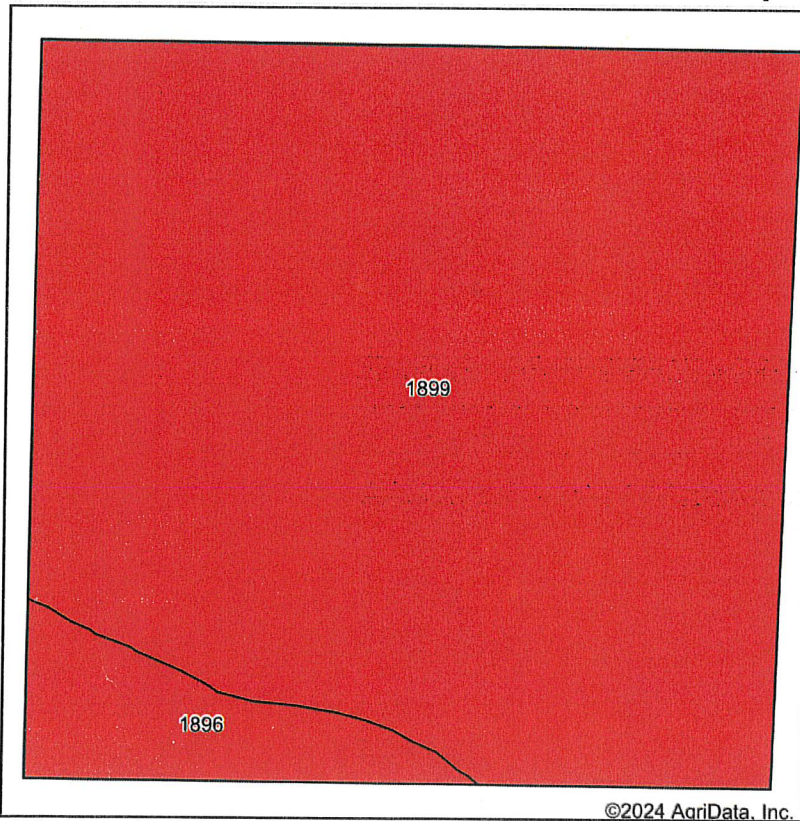
1/23/2025

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: **Chase**
 Location: **27-6N-38W**
 Township: **Imperial Rural**
 Acres: **161.73**
 Date: **12/30/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE029, Soil Area Version: 25									
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans	
1899	Valent sand, rolling	149.71	92.6%		Vle	IVe	15	8	
1896	Valent loamy sand, 3 to 9 percent slopes	12.02	7.4%		Vle	IVe	19	15	
Weighted Average						6.00	4.00	15.3	*n 8.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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