

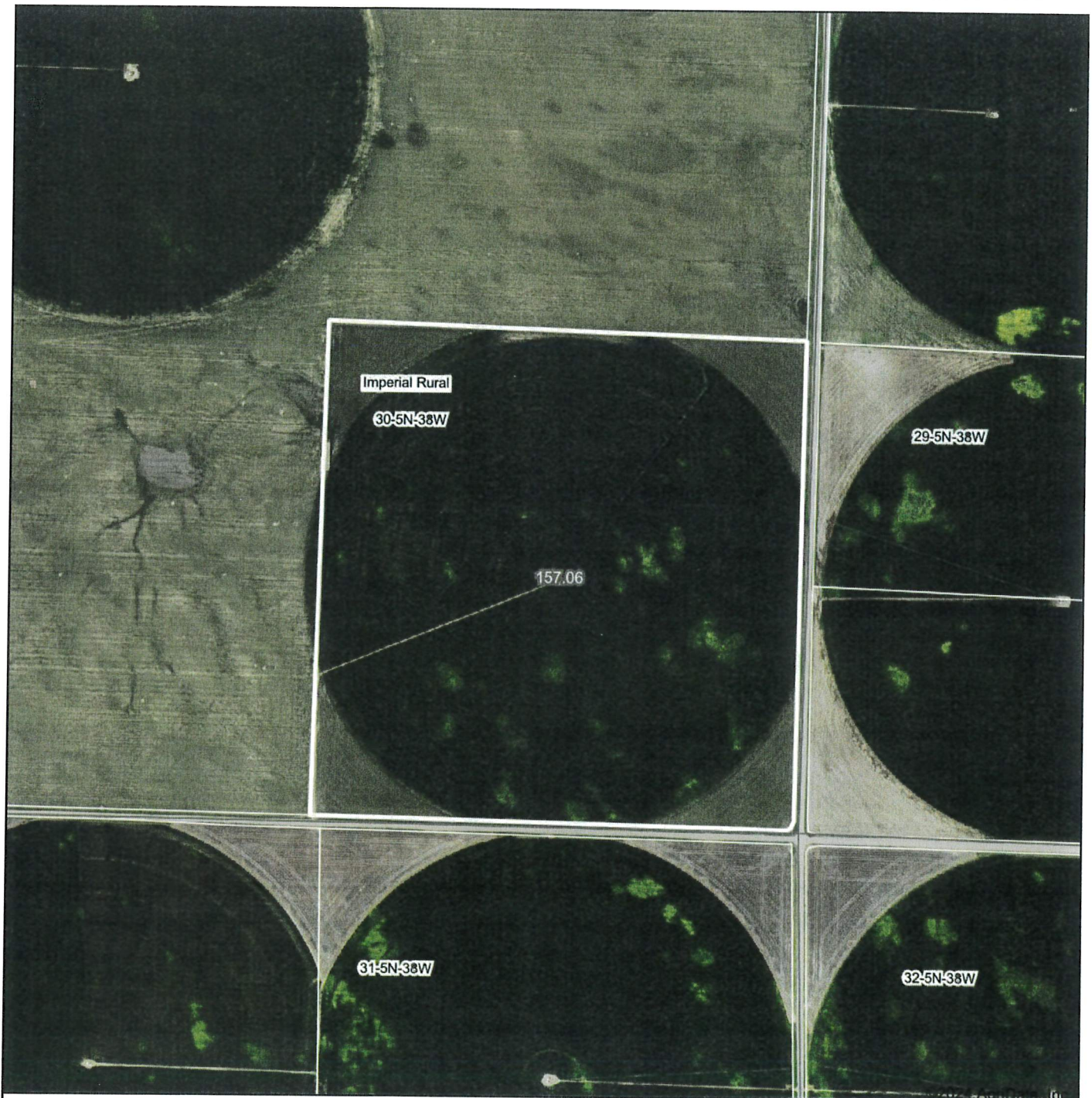
Seller: Mag Hills LLC.
Call: John or Eli
Colson Agency, Imperial, NE. 308-882-4909

LIST PRICE:	\$1,200,000.00 160 +/- Total Acres																				
LEGAL DESCRIPTION:	SE 1/4 Section 30-T5N-R38W Chase County Nebraska																				
LAND USE:	Irrigated Farm Ground																				
SOIL TYPE:	Rosebud loam & Goshen silt loam																				
FSA INFORMATION:	Total Farmland Acres: 157.06 Total Crop Land Acres: 157.06 Total Base Acres: 126.26 Corn Acres: 119.91 Wheat Acres: 6.35																				
NRD INFORMATION:	<table><tr><td></td><td><u>Well Reg #</u></td><td><u>Well Date</u></td><td><u>GPM</u></td><td><u>Static</u></td><td><u>Depth</u></td><td><u>Cert Ac</u></td></tr><tr><td>(1)</td><td>G-061087</td><td>1978</td><td>2,568</td><td>62'</td><td>312'</td><td>131.8</td></tr></table>								<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Cert Ac</u>	(1)	G-061087	1978	2,568	62'	312'	131.8
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IRRIGATION EQUIPMENT:	<table><tr><td></td><td><u>Pivot</u></td><td><u>Towers</u></td><td><u>Drops</u></td><td><u>Power Unit</u></td><td><u>HP</u></td></tr><tr><td>(1)</td><td>Valley</td><td>7</td><td>Yes</td><td>Emerson Electric</td><td>75</td></tr></table> - Has End gun with booster pump.								<u>Pivot</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	<u>HP</u>	(1)	Valley	7	Yes	Emerson Electric	75		
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ADDITIONAL INFORMATION:	- Great County Road Access - 10 miles South of Imperial - Live Stock Well at Center Point																				
REAL ESTATE TAXES:	2024 Net Tax Estimate \$3,047.58																				

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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.

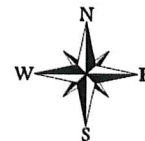
Aerial Map



Boundary Center: 40° 22' 4.77, -101° 40' 14.37

0ft 830ft 1661ft

30-5N-38W
Chase County
Nebraska



Maps Provided By:



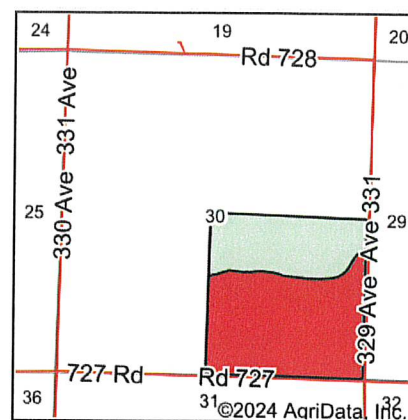
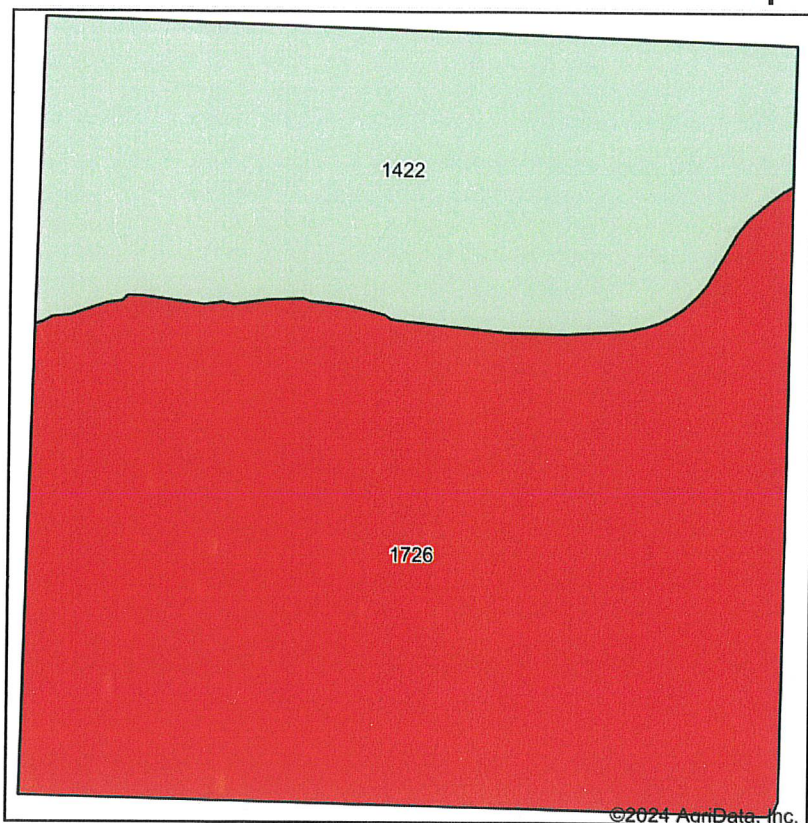
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Field borders provided by Farm Service Agency as of 5/21/2008.

12/13/2024

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **30-5N-38W**
 Township: **Imperial Rural**
 Acres: **157.06**
 Date: **12/13/2024**

Maps Provided By:



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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	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu	*n NCCPI Soybeans
1726	Rosebud loam, 1 to 3 percent slopes	101.66	64.7%		IIIe	IIIe	32		124	32			28	62	38
1422	Goshen silt loam, rarely flooded	55.40	35.3%		IIIc	Iw		5	118		34	98	34	69	55
Weighted Average					3.00	2.29	20.7	1.8	121.9	20.7	12	34.6	30.1	64.5	*n 44

*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.