

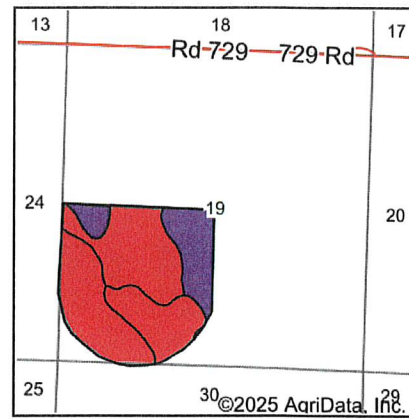
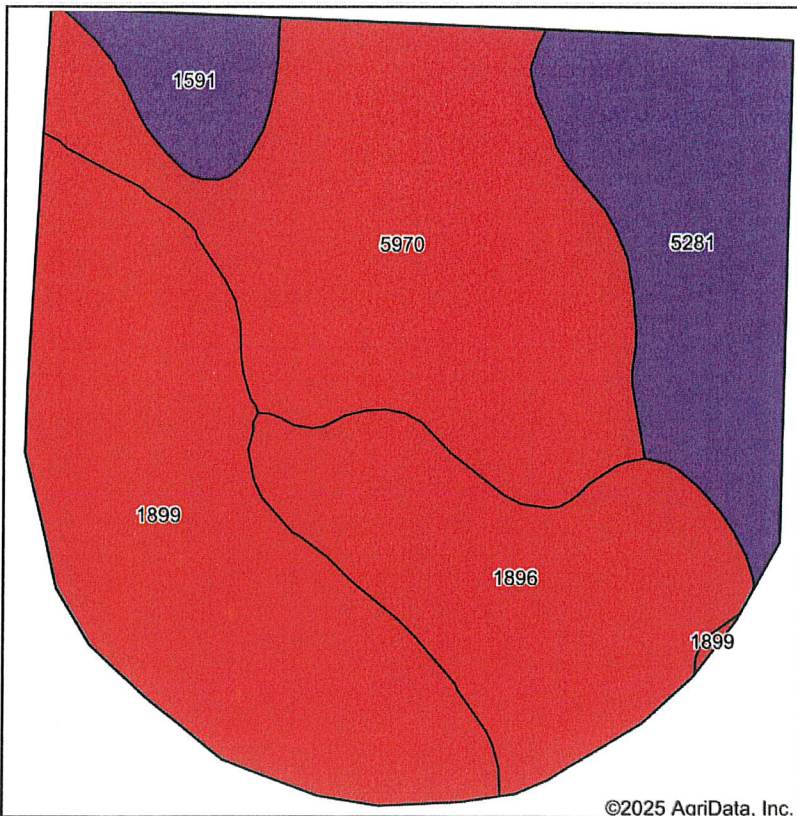
Seller: Champion Valley Farms
Call: John or Eli
Colson Agency, Imperial, NE. 308-882-4909

LIST PRICE:	\$900,000.00 141 +/- Total Acres					
LEGAL DESCRIPTION:	PT SW1/4 Section 19-T5N-R40W Chase County Nebraska					
LAND USE:	Irrigated Farm Ground					
SOIL TYPE:	Jayem Loamy fine sand, Valent Sand, Valent Loamy Sand, Vetal fine sandy loam, and Haxtun loamy fine sand.					
FSA INFORMATION:	Total Farmland Acres: 141.11 Total Crop Land Acres: 127.86 Total Base Acres: 107.36 Corn Acres: 87.74 Wheat Acres: 19.62					
NRD INFORMATION:	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Cert Ac</u>
	(1) G-069321	1984	900	41'	65'	130.0
IRRIGATION EQUIPMENT:	<u>Pivot</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	<u>HP</u>	
	(1) Zimmatic	7	Yes	US Motors	75	
ADDITIONAL INFORMATION:	- Growing Alfalfa - Good Road Access					
REAL ESTATE TAXES:	2024 Net Tax Estimate \$2,766.66					

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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.

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **19-5N-40W**
 Township: **Champion**
 Acres: **141.4**
 Date: **1/23/2025**

Maps Provided By:



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	Alfalfa hay Tons	Corn Irrigated Bu	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
5970	Jayem loamy fine sand, 0 to 3 percent slopes	44.49	31.4%		IVe	IIIe	43	5		116		22	38
1899	Valent sand, rolling	40.56	28.7%		VIe	IVe	15						8
1896	Valent loamy sand, 3 to 9 percent slopes	27.10	19.2%		VIe	IVe	19						15
5281	Vetal fine sandy loam, 0 to 3 percent slopes	23.18	16.4%		Ile	Ile	53	5	2	121		29	44
1591	Haxtun loamy fine sand, 0 to 3 percent slopes	6.07	4.3%		IIIe	IIIe	52	5		116	17	28	40
Weighted Average					4.59	3.31	32.4	2.6	0.3	61.3	0.7	12.9	*n 26.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

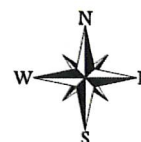
Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 40° 22' 55.23, -101° 54' 25.34

0ft 825ft 1650ft



1/23/2025

Maps Provided By:



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

19-5N-40W
Chase County
Nebraska