

Seller: Jane and Ben Widener

John, Eli, Masen and Eddie at Colson Agency, Imperial, Ne. 308-882-4909

LIST PRICE:	\$6,250,000.00 Estimated Acres: 1041.6																																			
LEGAL DESCRIPTION:	S1/2 and Pt N1/2 Section 8; Except S1/2SE1/4, All of Section 17; E1/2E1/2 of Section18; All in T9N-R31W Lincoln County Nebraska																																			
LAND USE:	Irrigated Farm Ground																																			
SOIL TYPE:	Primarily Valent Sand with a small amount of Valent Loamy Sand																																			
FSA INFORMATION:	Total Farmland Acres: 1,041.6 Total Cropland Acres: 843.63 Total Base Acres: Pending Corn: Wheat: The numbers provided above are estimated. The property included in this sale is part of a larger tract with the same FSA tract number. The Lincoln County FSA office will have the final say on the exact number of Farmland, Cropland and Base Acre numbers.																																			
NRD INFORMATION:	<table border="1"><thead><tr><th></th><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></tr></thead><tbody><tr><td>Pivot 1</td><td>G-066867</td><td>1981</td><td>2800</td><td>138'</td><td>580'</td><td>460</td></tr><tr><td>Pivot 2</td><td>G-066869</td><td>1981</td><td>1542</td><td>131'</td><td>519'</td><td>310</td></tr><tr><td>Pivot 3</td><td>G-066868</td><td>1981</td><td>604'</td><td>164'</td><td>444'</td><td>100</td></tr><tr><td>Livestock</td><td>G-118410</td><td>2002</td><td>12</td><td>143'</td><td>216'</td><td></td></tr></tbody></table> Available Allocation for 2025 2027 = 47"		<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Cert Ac</u>	Pivot 1	G-066867	1981	2800	138'	580'	460	Pivot 2	G-066869	1981	1542	131'	519'	310	Pivot 3	G-066868	1981	604'	164'	444'	100	Livestock	G-118410	2002	12	143'	216'	
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ADDITIONAL INFORMATION:	<ul style="list-style-type: none">- Good County Road access along Wagon Trail Road- 2 Livestock well located on property- 4.5 Miles south of Hwy 23 on Wagon Trail Road- 14 miles via county road and Hwy to both Oppliger and N P Feeders feedyards.- 41 miles to Ethanol Plant in Madrid Nebraska																																			
REAL ESTATE TAXES:	Estimated 2024 Net Taxes \$22,852.00																																			

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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.