

## ***Seller: O'Neil Dry Land Farm***

***Call: John or Eli, Colson Agency Imperial, NE. 308-882-4909***

<b>STARTING PRICE:</b>	<b>\$400,000.00</b> <b>Total Acres: 200+/-</b>
<b>LEGAL DESCRIPTION:</b>	<b>NW1/4 Sec: 25 and NE1/4NE1/4 Section 26 both in – T8N - R39W</b> <b>Chase County, Nebraska</b>
<b>LAND USE:</b>	<b>Dry Land Farm Ground</b>
<b>SOIL TYPE:</b>	<b>Sarben Loamy Very Fine Sand, Sulco Silt, Jayem Fine Sandy LoamLoam soils</b>
<b>FSA INFORMATION:</b>	<b>Farmland Acres: 199.19</b> <b>Cropland Acres: 194.98</b> <b>Base Acres: TBD</b>
<b>NRD INFORMATION:</b>	<b>N/A</b>
<b>IRRIGATION EQUIPMENT:</b>	<b>N/A</b>
<b>ADDITIONAL INFORMATION:</b>	<b>Farm is rented out for the 2025 Crop Year, ask for details.</b> <b>Perpetual Easement access off of County Road 348 Avenue.</b>
<b>REAL ESTATE TAXES:</b>	<b>2024 Net Taxes: \$1,186.92</b>

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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° 38' 8.61, -101° 21' 41.31

0ft 655ft 1309ft



Maps Provided By:



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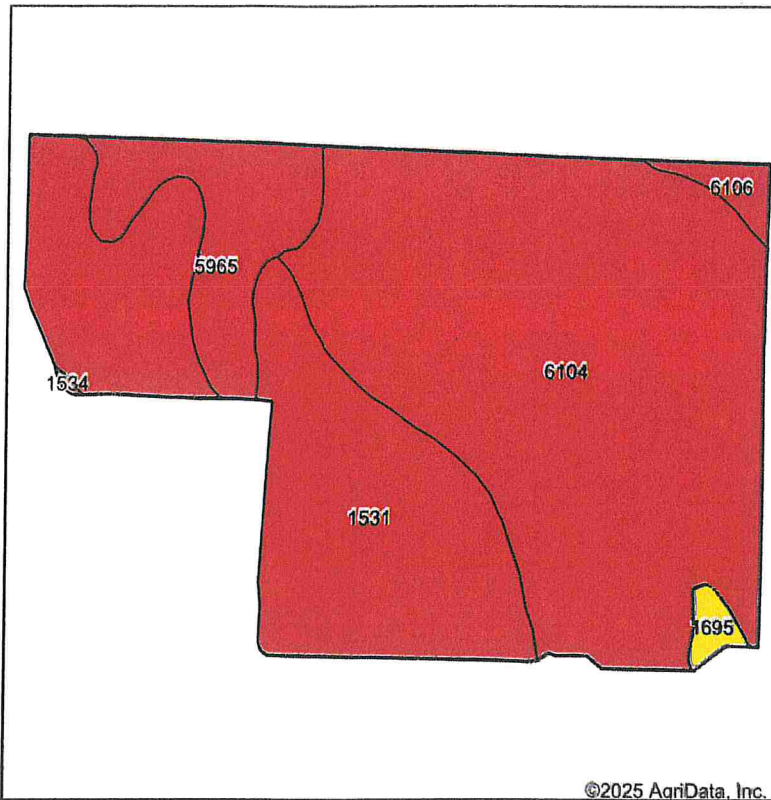
**25-8N-36W**  
**Chase County**  
**Nebraska**

6/25/2025

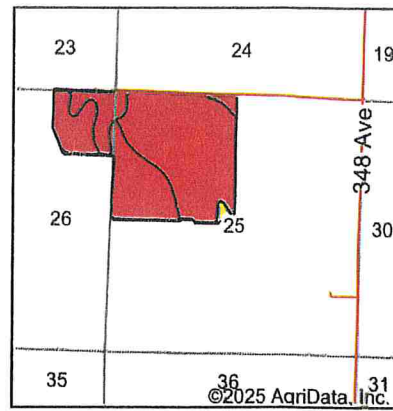
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Chase**  
 Location: **25-8N-36W**  
 Township: **Wauneta**  
 Acres: **194.98**  
 Date: **6/25/2025**

Maps Provided By:



Area Symbol: NE029, Soil Area Version: 25

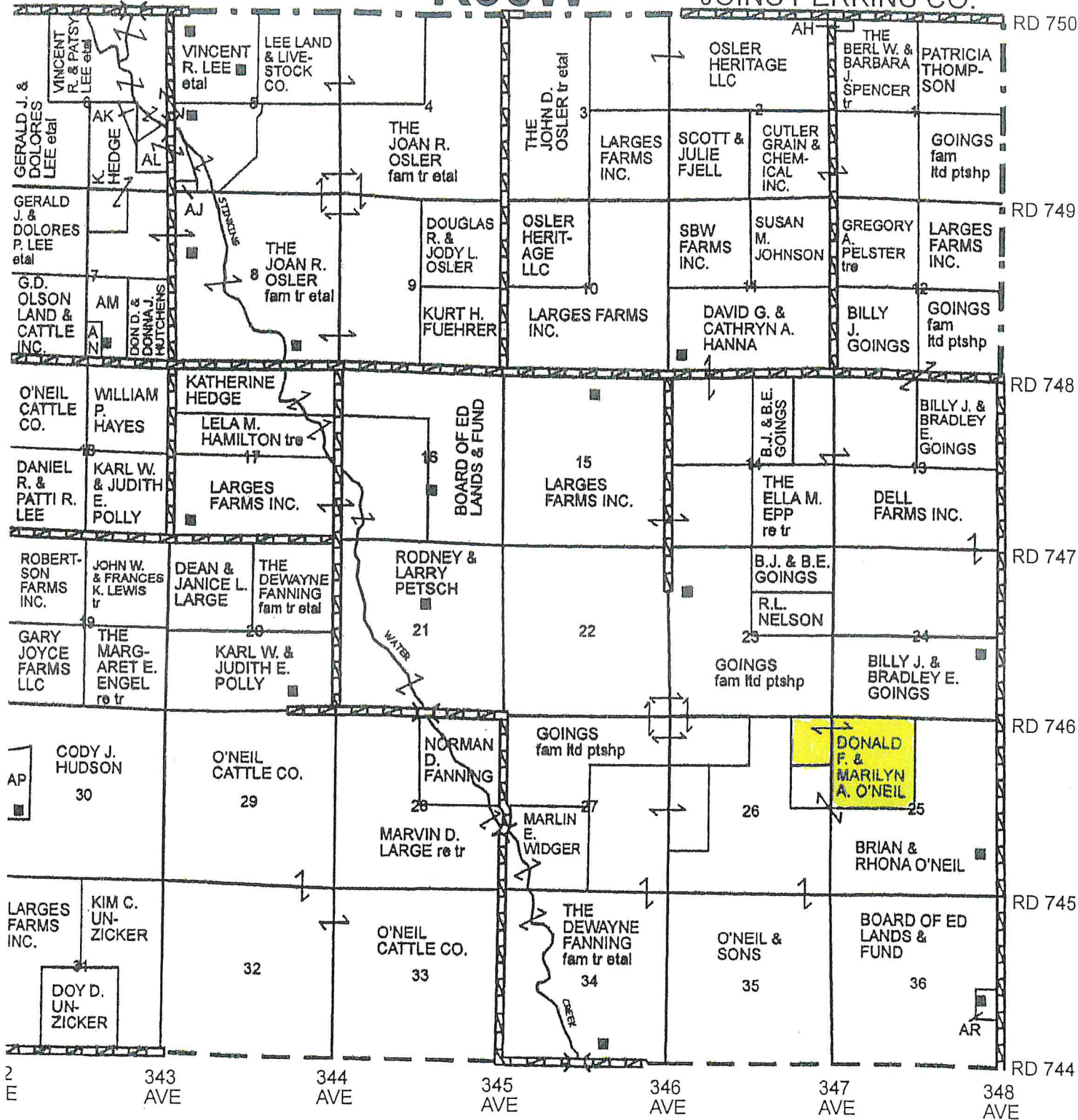
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated Tons	Alfalfa hay Tons	Corn Irrigated Bu	Corn Bu	Dry pinto beans Irrigated Lbs	Grain sorghum Bu	Grain sorghum Irrigated Bu	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	108.51	55.7%		IVe	IVe	48	4	1	99	20		30	79		25	37
1531	Sulco silt loam, 6 to 9 percent slopes	63.55	32.6%		IVe	IVe	40	3		87							44
5965	Jayem fine sandy loam, 0 to 3 percent slopes	18.34	9.4%		IIIe	Ile	45	5		121		1843			16	26	39
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	2.60	1.3%		IVe	IVe	45	4	1	99	20		30	79		25	36
1695	McCash very fine sandy loam, 0 to 1 percent slopes	1.80	0.9%		IIc	Ile	64	5	3	127	49		44	127		39	39

Soils data provided by USDA and NRCS.

# MAP 6

R36W

JOINS PERKINS CO.



JOINS HAYES CO.

JOINS MAP 12



30' Access Easement

Sec 25  
TOW 38  
Rng 36W

150005553

O'Neil Dry Land

150003331

150004567

150004575

150004486

RECORDING REQUESTED BY:  
BURKE LAW OFFICE  
144 West 5<sup>th</sup> Street  
Imperial, NE 69033

RETURN TO:  
BURKE LAW OFFICE  
144 West 5<sup>th</sup> Street  
Imperial, NE 69033

## EASEMENT

FOR AND IN CONSIDERATION of the mutual covenants and agreements contained in this instrument and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRIAN O'NEIL and RHONA O'NEIL, Husband and Wife, ("Grantor" whether one or more) hereby grant and convey to DONALD O'NEIL and MARILYN O'NEIL, Husband and Wife, ("Grantee" whether one or more) and their successors and assigns, a perpetual, non-exclusive right of way and easement ("easement") in, under, upon, about, over and through the property described below (the "Property").

1. GRANT. The easement granted by this instrument shall be for ingress and egress to, from, upon and over the Property owned by Grantor to provide access to property owned by Grantee.

2. PROPERTY. The easement shall be across the north 30 foot of the Northeast Quarter of Section 25, Township 8 North, Range 36 West of the 6<sup>th</sup> P.M., Chase County, Nebraska.

3. NO INTERFERENCE. Grantor shall not interfere with Grantee's right of ingress and egress to Northwest Quarter of Section 25, Township 8 North, Range 36 West of the 6<sup>th</sup> P.M., Chase County, Nebraska.

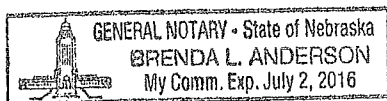
4. APPURTENANT EASEMENT. This easement shall be an appurtenant easement and attaches and passes with the land.

Brian O'Neil  
BRIAN O'NEIL, Grantor

Rhona O'Neil  
RHONA O'NEIL, Grantor

STATE OF NEBRASKA    )  
                                  )  
COUNTY OF CHASE    )

The foregoing instrument was subscribed and sworn to before me on the 1 day of April, 2015, by BRIAN O'NEIL and RHONA O'NEIL, Husband and Wife, Grantor.



Brenda L. Anderson  
NOTARY PUBLIC