

Colson Agency, Inc.
 John C. Engbrecht
 Owner / Broker



701 East 12th St.
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 308-882-0203 (cell)
 308-882-4439 (fax)
 john@colsonagency.com

NKC GREAT PLAINS, LLC PROPERTY
NORTH NON-ORGANIC PIVOT PARCELS
Total List Price: \$5,790,000.00

• **Parcel 12: \$3,300,000.00**

<u>LEGAL</u>	<u>PIVOT MAKE</u>	<u>TWR</u>	<u>HP</u>	<u>WET AC</u>	<u>NRD AC</u>
Pt 5/6-T5N-R41W	2004 Zimm	18	300	496.83	521

• **Parcel 13: \$800,000.00**

<u>LEGAL</u>	<u>PIVOT MAKE</u>	<u>TWR</u>	<u>HP</u>	<u>WET AC</u>	<u>NRD AC</u>
<u>NW 8-T5N-R41W</u>	<u>Valley</u>	<u>7</u>	<u>75</u>	<u>121.36</u>	<u>122.2</u>

• **Parcel 14: \$1,140,000.00**

<u>LEGAL</u>	<u>PIVOT MAKE</u>	<u>TWR</u>	<u>HP</u>	<u>WET AC</u>	<u>NRD AC</u>
	<u>Lockwood</u>				
	<u>w/ Reinke</u>				
<u>Pt 7-T5N-R41W</u>	<u>Conv</u>	<u>10</u>	<u>100</u>	<u>174</u>	<u>180.3</u>

• **Parcel 15: \$550,000.00**

<u>LEGAL</u>	<u>PIVOT MAKE</u>	<u>TWR</u>	<u>HP</u>	<u>WET AC</u>	<u>NRD AC</u>
<u>SW 7-T5N-R41W</u>	<u>Zimm</u>	<u>9</u>	<u>75</u>		<u>125.4</u>

Pivots 12 - 15 are in NRD Pool #: C-261 with a total of 39.83 +/- inches remaining for 2026-2027 including any carryover

Pivots 12 - 15 have 1 year remaining on a current lease. Please request info on said lease.

NKC GREAT PLAINS
NORTH PIVOT PARCELS

732 Rd ↑

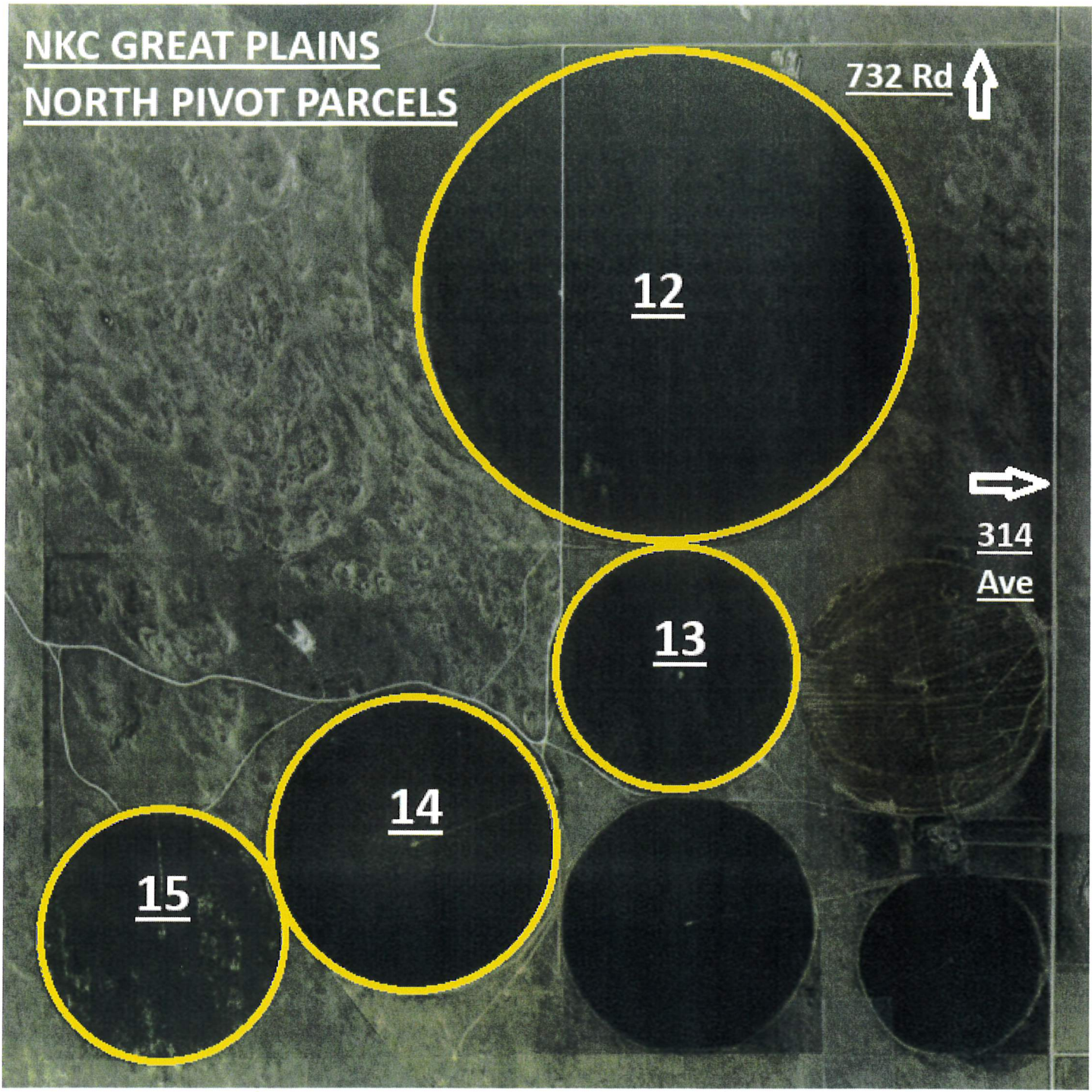
12

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314
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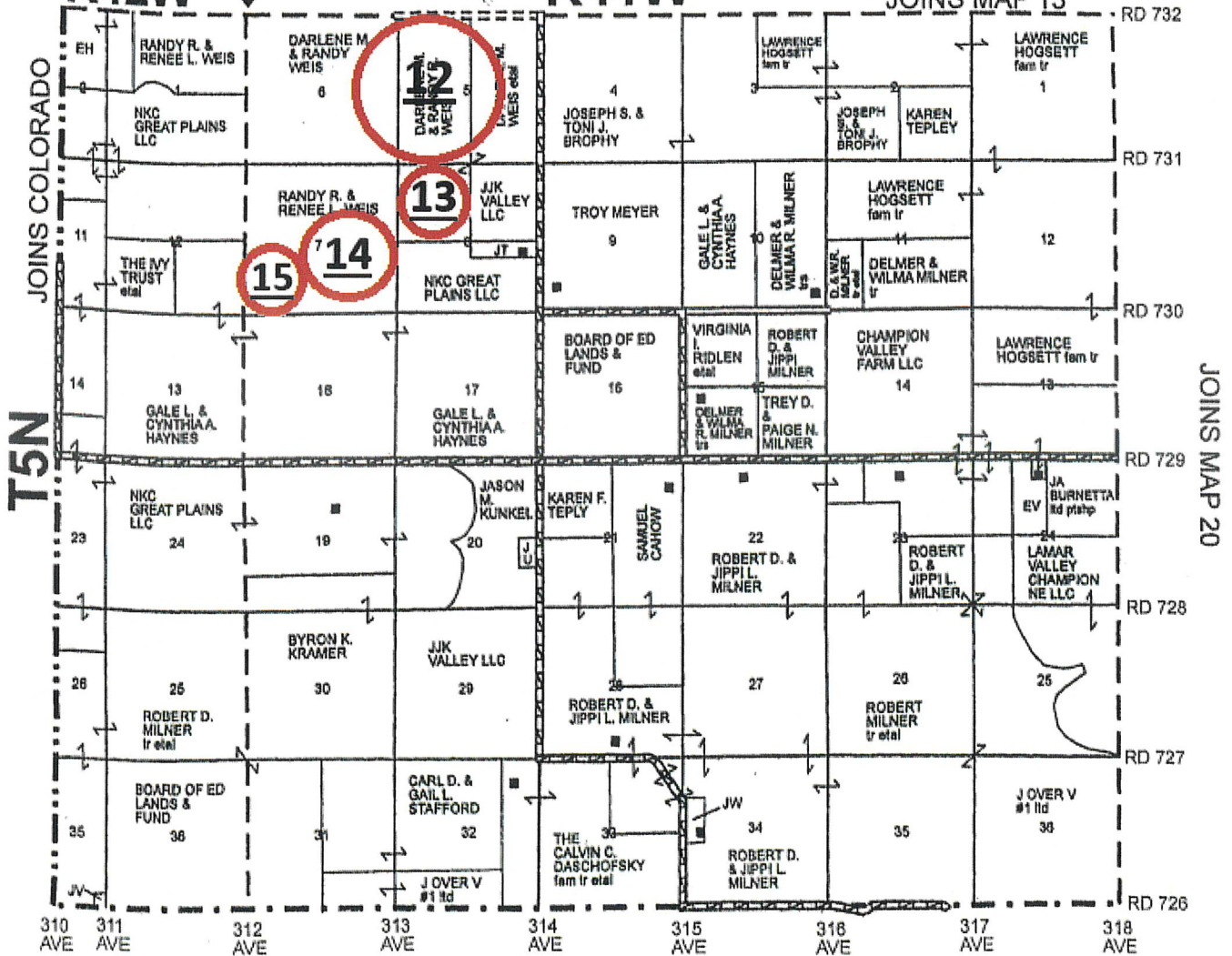
NKC GREAT PLAINS NORTH PIVOT PARCELS

MAP 19

R42W

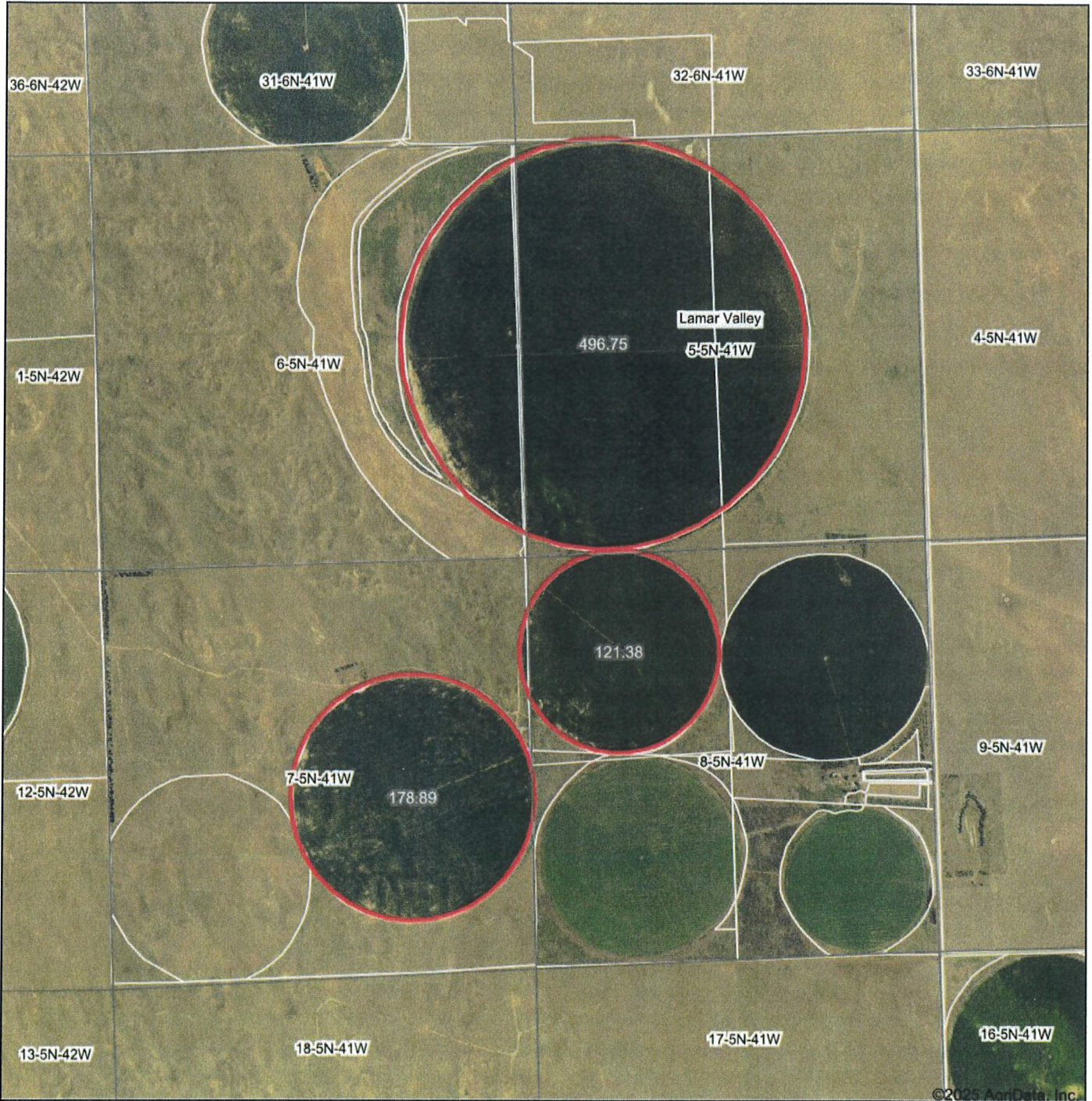
R41W

JOINS MAP 13

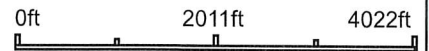


JOINS DUNDY CO.

Aerial Map



Boundary Center: 40° 25' 21.33, -102° 0' 19.45



5-5N-41W
Chase County
Nebraska

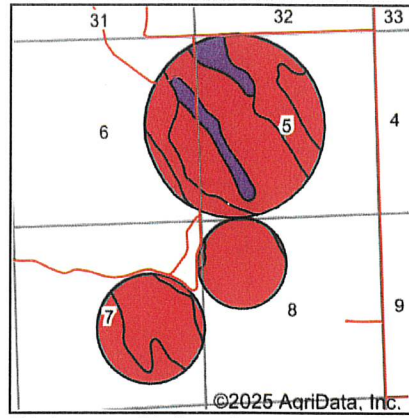
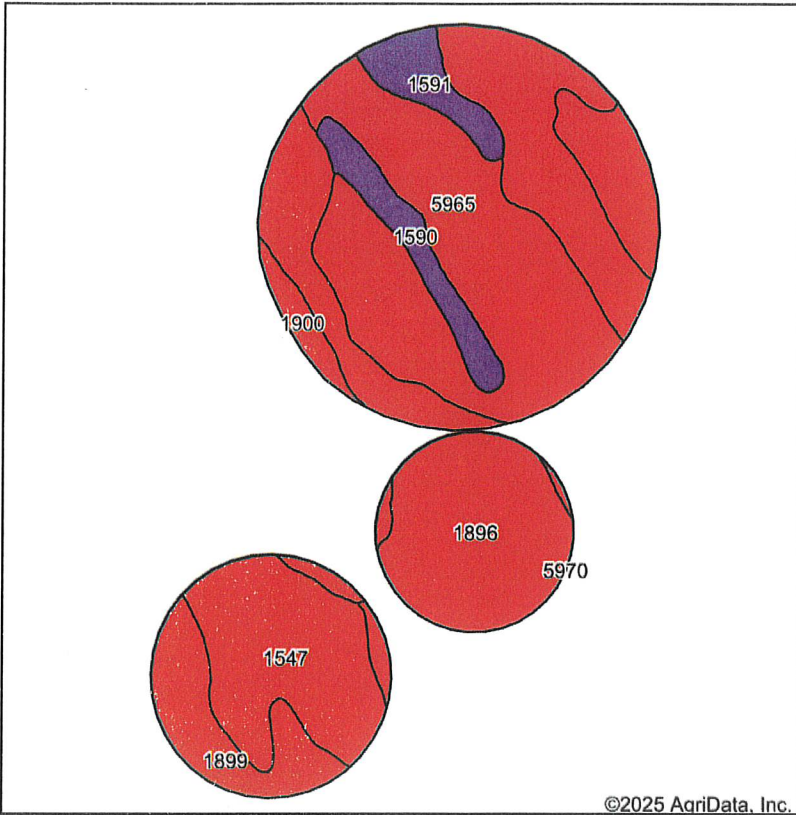
10/29/2025

Maps Provided By:
 **surety**[®]
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: **5-5N-41W**
 Township: **Lamar Valley**
 Acres: **797.02**
 Date: **10/29/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: NE029, Soil Area Version: 26

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 pinto beans Irrigated Lbs	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
1896	Valent loamy sand, 3 to 9 percent slopes	280.10	35.1%		Vle	IVe	19						15
5965	Jayem fine sandy loam, 0 to 3 percent slopes	225.65	28.3%		IIle	Ile	45	5	121	1843	16	26	39
1547	Dailey loamy sand, 0 to 3 percent slopes	111.04	13.9%		IVe	IVe	20	5	116				24
1899	Valent sand, rolling	96.20	12.1%		Vle	IVe	15						8
1590	Haxtun fine sandy loam, 0 to 3 percent slopes	34.19	4.3%		Ile	Ile	56	5	126	1843	20	32	46
1591	Haxtun loamy fine sand, 0 to 3 percent slopes	27.56	3.5%		IIle	IIle	52	5	116		17	28	40
1900	Valent sand, rolling and hilly	22.28	2.8%		Vle	IVe	8						6
Weighted Average					4.60	3.31	28.4	2.5	59.8	600.8	6	9.7	*n 24.1

*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.

AN ALTA/ACSM LAND TITLE SURVEY PLAT OF 2 TRACTS OF LAND AND 3 ACCESS EASEMENTS ALL LOCATED IN SECTIONS 5, 6, 7 AND 8, T.5 N., R.41 W. OF THE 6TH P.M., CHASE COUNTY, NEBRASKA



LINE DATA FOR TRACTS

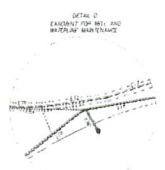
TRACT	SECTION	TOWNSHIP	RANGE	ACRES
TRACT 1	5	T.5 N.	R.41 W.	1,012.88 +/-
TRACT 2	7	T.5 N.	R.41 W.	1,012.88 +/-

MADELEVISED CURVE DATA FOR TRACT

TRACT	SECTION	TOWNSHIP	RANGE	ACRES
TRACT 1	5	T.5 N.	R.41 W.	1,012.88 +/-
TRACT 2	7	T.5 N.	R.41 W.	1,012.88 +/-

LINE DATA FOR EASEMENT 2

EASEMENT	SECTION	TOWNSHIP	RANGE	ACRES
EASEMENT 2	5	T.5 N.	R.41 W.	0.10



LINE DATA FOR EASEMENT 3

EASEMENT	SECTION	TOWNSHIP	RANGE	ACRES
EASEMENT 3	5	T.5 N.	R.41 W.	0.10

LINE DATA FOR EASEMENT 4

EASEMENT	SECTION	TOWNSHIP	RANGE	ACRES
EASEMENT 4	7	T.5 N.	R.41 W.	0.10

SCHEDULE B, PART II Exceptions as per Sec 10-21-2

Some historical land records contain Easements, Easements, Easements that are illegal and unenforceable by law. The Commission and the Policy that any Easements Easements that are a document submitted in Schedule B as of such Easements Easements is published, registered, removed, and not established or recognized, and the remaining provisions of the document will be respected from coverage.

The Policy will not create any new or existing easements, and the terms and conditions of any new or existing easements identified in Schedule A, and will include the following exceptions unless stated to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, amended, or is disclosed between the Commission Date and the date on which all of the Schedule B, Part II Requirements are met.
- Right or claims of parties in possession not shown by the public records.
- Encumbrance or claims of easements, not shown by the public records.
- Any easements, claims, interests, or adverse claims, boundary line easements, or encumbrances that would be discovered by an accurate and complete land title survey of the Land.
- Any lien or right to a lien, for services, labor, material, or equipment furnished or not furnished, or for any other claim, not shown by the public records.
- There are special easements which are not shown or existing lines by the public records.

Special Exceptions

Special Exceptions are those defects disclosed by a search of the title in this property for which no coverage is provided by the policy.

- Real estate taxes and special assessments not yet paid, levied, due or delinquent.
- Deaths and heirs.
- No coverage is provided for financing statements or security agreements filed with the Nebraska Secretary of State.
- All oil, gas and other mineral rights and interests arising from mineral or unmineralized oil and gas exploration leases and concessions or conveyances of any kind are excluded from coverage.
- Financing rights, either as result to, or by virtue of, written terms of persons in possession of any part of the subject property.
- Notwithstanding anything to the contrary contained herein in the legal description of the property, the amount of acreage shown is for reference purposes only, and represents an opinion, or other statement by the surveyor, of the actual amount of acreage contained in the property.

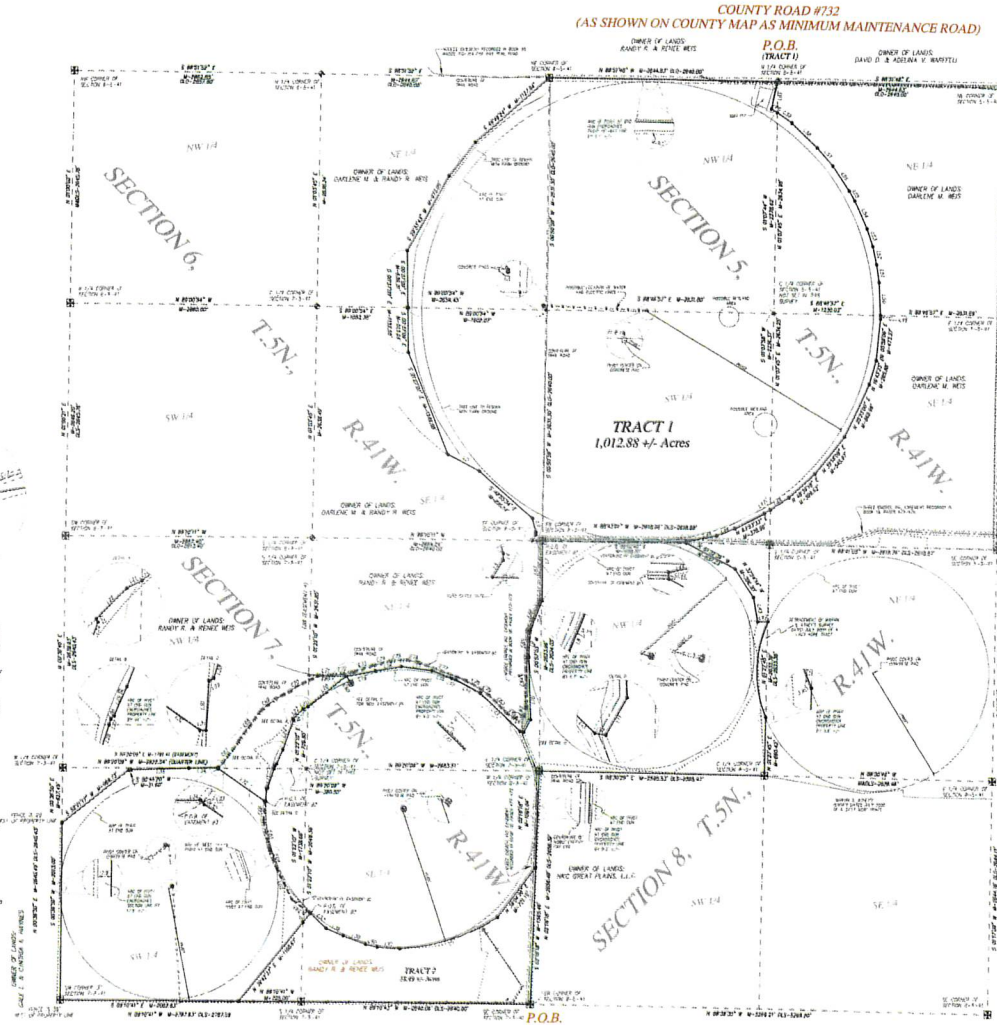
Right of Way and Easement Over or Under Public Highways, Inc. dated May 17, 2011

Resolved: That the Board of Directors of Chase County, Nebraska, do hereby authorize the Surveyor to survey and plat the above described property and to show thereon the easements, claims, interests, or adverse claims, boundary line easements, or encumbrances that would be discovered by an accurate and complete land title survey of the Land.

Chase County, Nebraska
 Commission Date: 10/20/2023
 Surveyor: [Signature]
 License No. 15564

SHOWN ON THIS SURVEY PLAT

14. Road Easement as shown on Nebraska Road or Educational Easement and Plats, dated December 13, 2014, recorded December 15, 2014, at 2:48 P.M. at Book 31, Page 715-716, granting the right, privilege, authority and easement for approval and maintenance for vehicle traffic, but showing no easement path for the easement. Paragraph in 8-4-1 City provided.



SURVEYOR'S NOTES

NO ADDRESSES WERE PROVIDED FOR THIS SURVEY.

THE FLOOD ZONE CLASSIFICATION FOR THIS AREA IS ZONE X (CHASE COUNTY UNINCORPORATED AREAS, MAP PANEL 3020A02030C DATED 2/20/2008).

ZONING:
 THIS AREA IS ZONED AS-1 WITH A MINIMUM LOT AREA OF 3 ACRES. NO SETBACKS FOR THIS ZONE WITH A MAX COVERAGE OF 20%.

UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM VISIBLE EVIDENCE AT TIME OF SURVEY. ALL UTILITIES NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THERE WAS NO EVIDENCE OF EARTH MOVING.

NO FLOTTABLE OFFSHORE EASEMENTS WERE PROVIDED TO BE SHOWN.

ALL ADJOINING OWNERS NAMES WERE SUPPLIED BY THE CHASE COUNTY ASSESSOR.

ENCROACHMENT NOTES:

ALL ENCROACHMENTS MAY NOT BE REFERENCED IN THIS LIST. SEE SURVEY FOR ALL ENCROACHMENTS.

FENCE LINE ON THE WEST LINE OF THE SW 1/4 OF SECTION 7, CORNERS WITH SECTION 12.

FENCE LINE ON THE SOUTH LINE OF SECTION 7 INTO SECTION 18.



SURVEYORS CERTIFICATE:

I, [Surveyor Name], a duly licensed and qualified land title surveyor, do hereby certify that this map or plat and the survey on which it is based were made with the 2011 National Standard Land Measurements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSLS, and adhere to the 1, 2, 3, 4, 7A, 8, 13, 18, and 19 criteria to be located by required evidence level of 100% & thereof. The field work was completed on September 18, 2023.

Date of Plot or Map: November 14, 2023

Ryan E. Dickinson
 Nebraska Registered Surveyor
 Registration No. 234

Dickinson Land Surveyors, Inc.
 Nebraska and Colorado Certified
 302 Diamond Springs Trail, Ogallala, Nebraska 69153
 Office: 308-284-8440 www.dickinsonlandsurveyors.com

CLIENT: COLSON AGENCY
 DATE OF SURVEY: 10 NOV 2023
 PAGE 2 OF 2 PROJECT # 23-196



REVISION: ADDED NAMES TO SURVEYORS CERTIFICATE DATED 12--6-2023