

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



701 East 12th St.
Imperial NE 69033-0910
308-882-4909 (office)
308-882-0203 (cell)
john@colsonagency.com

US CORE FARMLAND SOUTHEAST FARM

Asking Price: \$4,900,000.00

Land Use: Irrigated Farm in Western Hayes County, Southwest Nebraska

- 768.9 MRNRD Allocated Acres
- 6 Full Pivots
- All Electric Motors and Pivots
- Well Cared for and Maintained Farm
- Sandy Loam, Loamy Sand and Sandy Soils
- Close access to Elevators, Ethanol Plants and Feed Yards
- Great area to grow a variety of crops, including Corn, Soybeans, Popcorn, Wheat, Potatoes and Edible Beans
- Tenant is open to a multi-year lease
- More information can be provided upon request
- Adjacent to a local feedyard to add diversification of crop rotation and grazing

US Core Farmland Southeast

ASKING PRICE: \$4,900,000.00

<u>PARCEL #</u>	<u>LEGAL</u>	<u>CROPLAND</u>	<u>BASE ACRES</u>	<u>Well REG #</u>	<u>CERT IRR ACRES</u>	<u>WET ACRES</u>	<u>PIVOT</u>	<u>MOTOR</u>	<u>Best Corn Yield</u>	<u>Taxes</u>
T 7	NE 24-7-35	133.2	94.2	93577	127.5	132.12	98 VALLEY	75 ELEC	263	\$2,508.18
T 8	NW 19-7-34	133.2	94.2	93575	127.5	131.7	98 VALLEY	75 ELEC	247	\$4,960.60
T 9	SW 19-7-34	133.2	94.2	94158/59	170.6	131.6	98 VALLEY	75 ELEC	247	Inc w/T8
T 10	NE 25-7-35	157.5	15.5	93836	85.2	129.83	98 VALLEY	SUB	239	\$2,538.50
T 11	SW 25-7-35	133.2	94.2	94037	128.3	133.9	98 VALLEY	75 ELEC		\$3,392.82
T 12	SE 26-7-35	133.2	94.2	94036	129.8	129	98 VALLEY	75 ELEC	233	\$3,429.28
T 14	NW 25-7-35			113846				75 ELEC		
				Total:	768.9	788.15				
<u>PARCEL #</u>	<u>Well Year</u>	<u>GPM</u>	<u>Static</u>	<u>Pumping</u>	<u>Well Depth</u>	<u>Pivot Towers</u>				
T 7	1997	750	74'	198'	260'	8				
T 8	1997	750	93'	117'	270'	8				
T 9	1997	750	60'	182'	220'	8				
T 10	1997	750	129'	171'	260'	8				
T 11	1997	750	124'	220'	255'	8				
T 12	1997	850	146'	217'	280'	8				
T 14	2001	750	118'	140'	255'	none				

US CORE FARMLAND SOUTHEAST PIVOTS

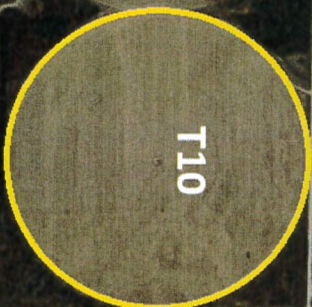
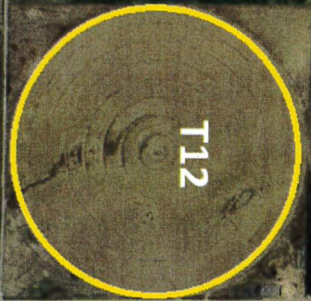
High Ridge Baef

352 Ave

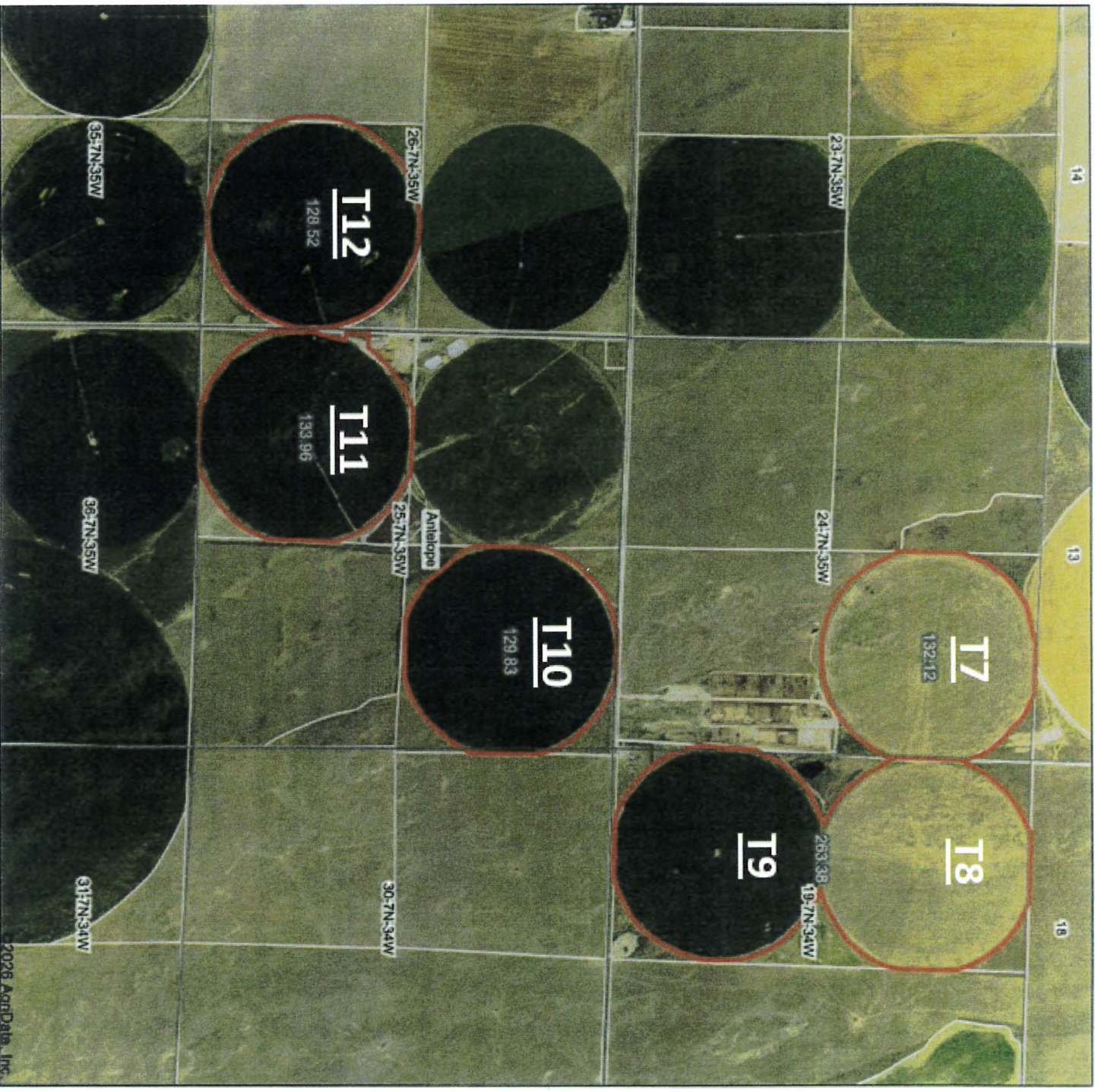
740 Rd

T14 Well

Kramer Feeder



Aerial Map



Boundary Center: 40° 33' 13.76, -101° 14' 26.76

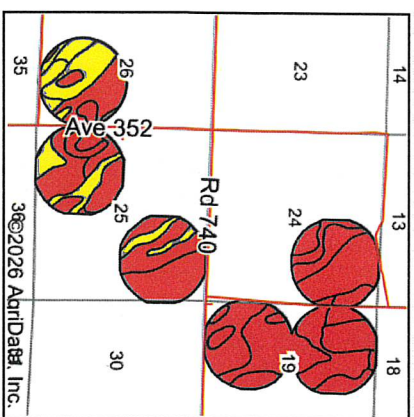
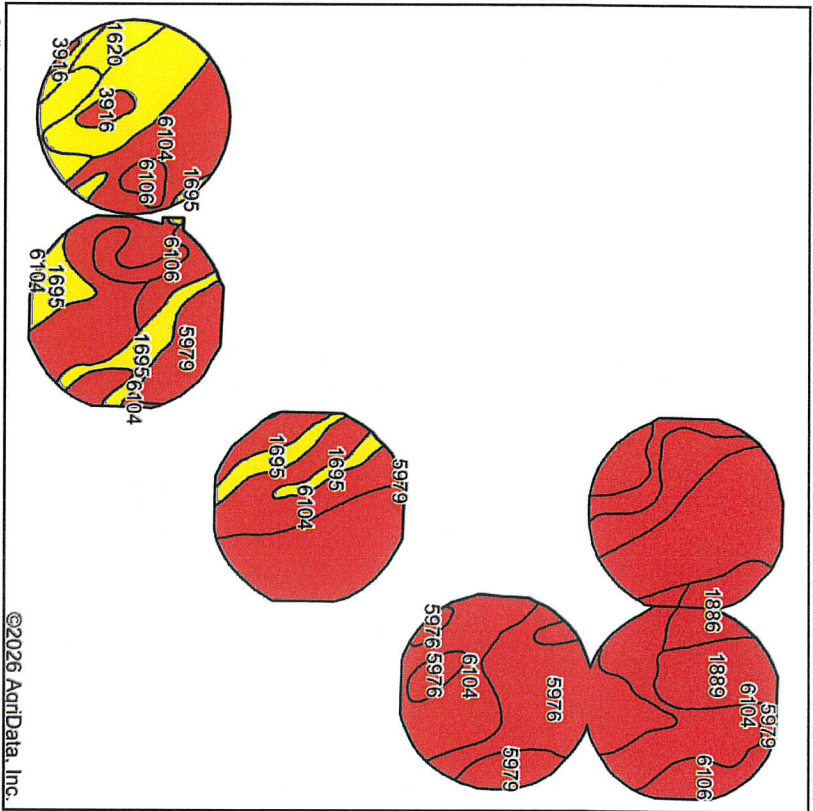


25-7N-35W
Hayes County
Nebraska



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

Soils Map



State: **Nebraska**
 County: **Hayes**
 Location: **25-7N-35W**
 Township: **Antelope**
 Acres: **787.81**








Area Symbol: NE085, Soil Area Version: 25

Soils data provided by USDA and NRCS.

©2026 AgrData, Inc.

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	286.56	36.3%	■	Ive	Ive	49	1	4	20	99	30	79	25	37
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	152.00	19.3%	■	Ille	Ille	50	1	5	25	120	35	90	25	40
1889	Valent fine sand, rolling	101.02	12.8%	■	Vle	Ive	15								12
1695	McCash very fine sandy loam, 0 to 1 percent slopes	53.31	6.8%	■	Ilc	Ile	66	3	5	49	127	44	127	39	39
5979	Jayem loamy very fine sand, 3 to 6 percent slopes	51.52	6.5%	■	Ive	Ive	44	1	4	20	100	30	80	22	33
1588	Blackwood silt loam, 0 to 1 percent slopes	43.59	5.5%	■	Ilc	Iw	66		6	40	144	40	114	45	55

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
1886	Valent fine sand, 3 to 9 percent slopes	36.15	4.6%		Vle	Ive	20								13
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	33.52	4.3%		Ive	Ive	47	1	4	20	99	30	79	25	36
1696	McCash very fine sandy loam, 1 to 3 percent slopes	12.65	1.6%		Ile	Ile	64	2	5	30	115	38	110	38	57
1620	Keith silt loam, 1 to 3 percent slopes	10.76	1.4%		Ile	Ile	66								66
3916	Scott variant silty clay loam, frequently ponded	6.73	0.9%		IWw	IWw	13			2	7	2	6	2	23
Weighted Average					3.85	3.46	45.3	0.9	3.6	20.3	88.4	26.7	71.4	22.2	*n 34.7

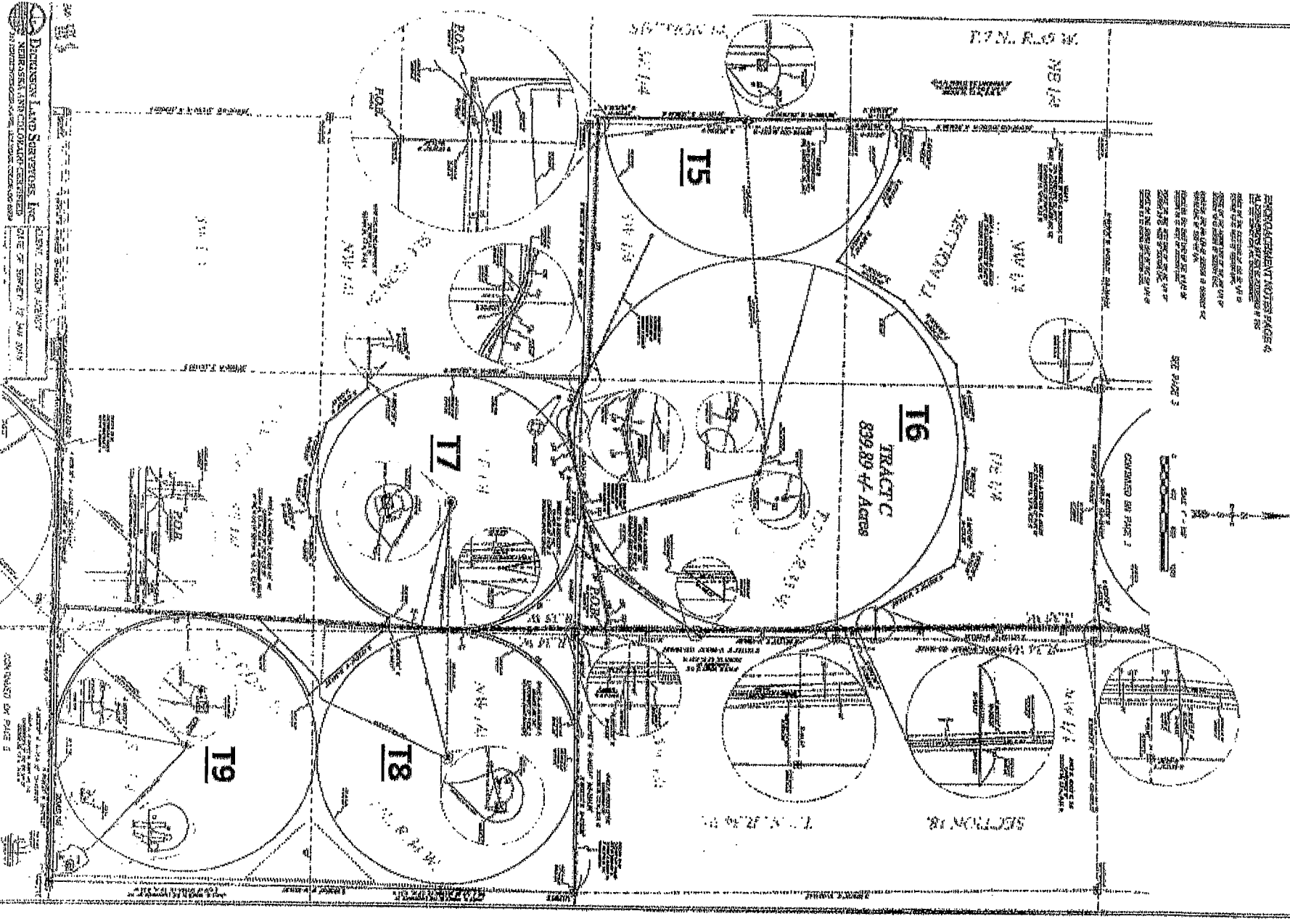
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

AN ALTA / ACCUMULATED TITLE SURVEY, PLAT

OF TRACTS OF LAND LOCATED IN SECTION 12, T7 N., R35 W. OF THE 6th P.M., CHASE COUNTY, NEBRASKA & IN SECTIONS 1, 12, 13, 14, 17, 18, 24, 25, AND 26, T7 N., R35 W. AND SECTIONS 6, 7, 8, 17, AND 19, T7 N., R34 W. OF THE 6th P.M., HAWES COUNTY, NEBRASKA.

REMARKS: THIS SURVEY IS MADE IN ACCORDANCE WITH THE ACTS OF CONGRESS AND THE STATUTES OF NEBRASKA, AND IS SUBJECT TO THE REVISIONS AND CORRECTIONS HEREIN SET FORTH.

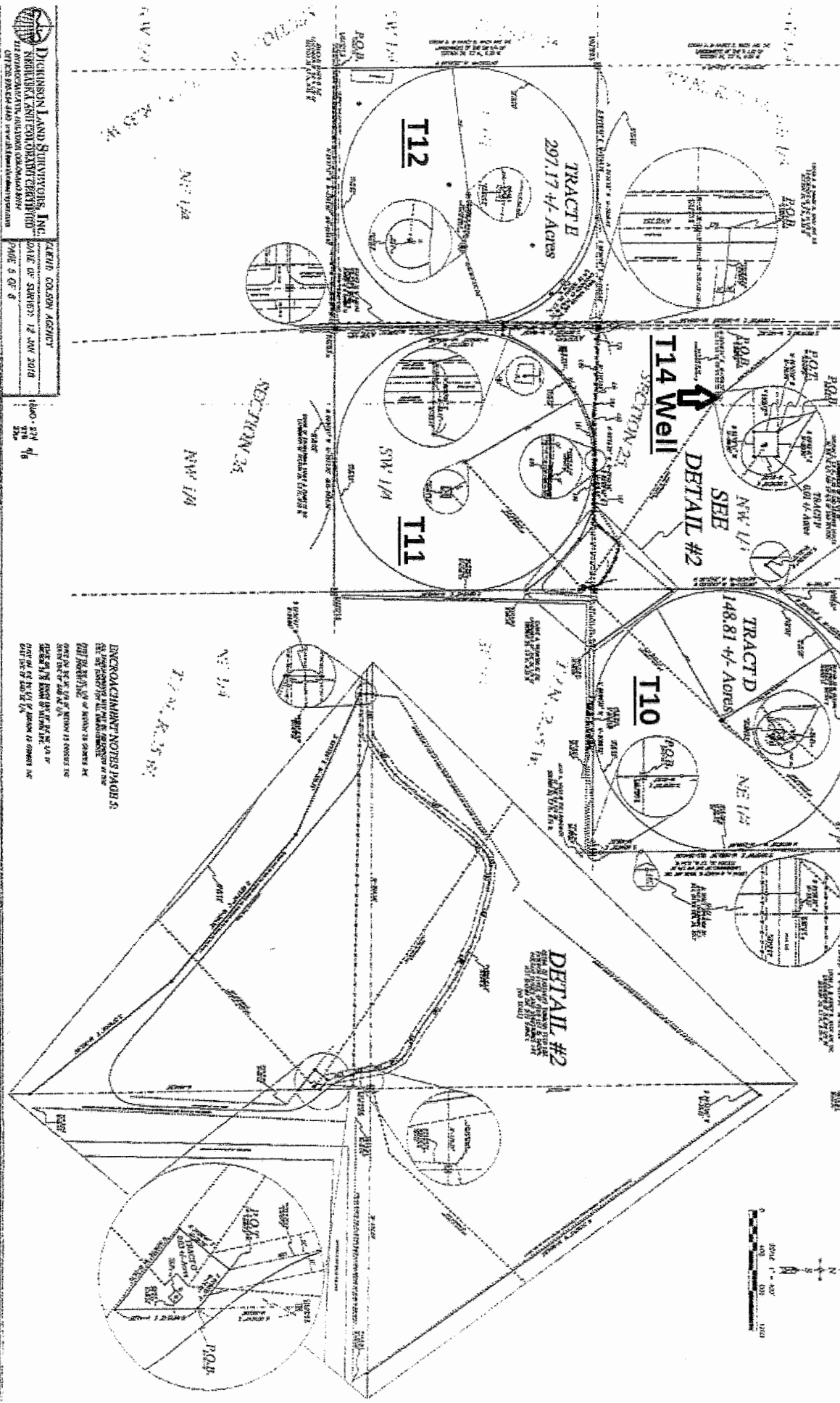


DEWING LAND SURVEYS, INC.
MEMPHIS, TENNESSEE
DATE OF SURVEY: 10/14/2010

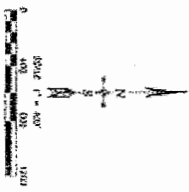
COMPAILED BY PAGE 2

AN ALTA / ACSM LAND TITLE SURVEY PLAT

TRACTS OF LAND LOCATED IN SECTION 14, T2 N., R.46 W., OF THE 6th P.M., CLATSOP COUNTY, OREGON, AND IN SECTIONS 1, 12, 13, 14, 17, 18, 24, 25, AND 26, T2 N., R.45 W., AND SECTIONS 7, 8, 17, AND 18, T2 N., R.34 W., OF THE 6th P.M., HAYES COUNTY, NEBRASKA.



CONTINUED ON PAGE 8



ENCROACHMENT NOTES PAGE 5
 ALL ENCROACHMENTS ARE SHOWN AS
 DOTTED LINES AND ARE NOT TO BE
 CONSIDERED AS PART OF THIS SURVEY
 UNLESS SPECIFICALLY NOTED TO THE
 CONTRARY BY THE SURVEYOR'S NOTES

Dickinson Land Surveyors, Inc.
 1110 NORTH 14TH STREET, SUITE 100
 OMAHA, NEBRASKA 68102
 PHONE 402-441-1111
 FAX 402-441-1112
 WWW.DICKINSONLANDSURVEYORS.COM

DATE OF SURVEY: 12/04/2014
 SHEET 5 OF 8

CLATSOP COUNTY AGENT
 JAMES W. SMITH
 11/10/2014