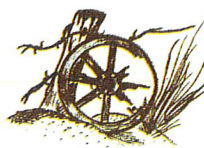


Colson Agency, Inc.
John C. Engbrecht
Owner - Broker



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

US CORE FARMLAND WEST

Asking Price: \$7,400,000.00

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

- 1,063.5 MRNRD Allocated Acres
- 8 Full Pivots and 1 Small Wiper Pivot
- All Electric Motors and Pivots
- Well Cared for and Maintained Farm
- All Silt Loam Soils
- Close access to Elevators, Ethanol Plants and Feed Yards
- Great area to grow a variety of crops, including Corn, Soybeans, Popcorn, Wheat and Edible Beans
- Tenant is open to a multi-year lease
- More information can be provided upon request



US CORE
FARMLAND WEST

P1

P2

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P6.5

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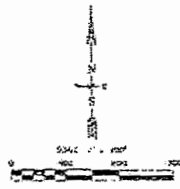
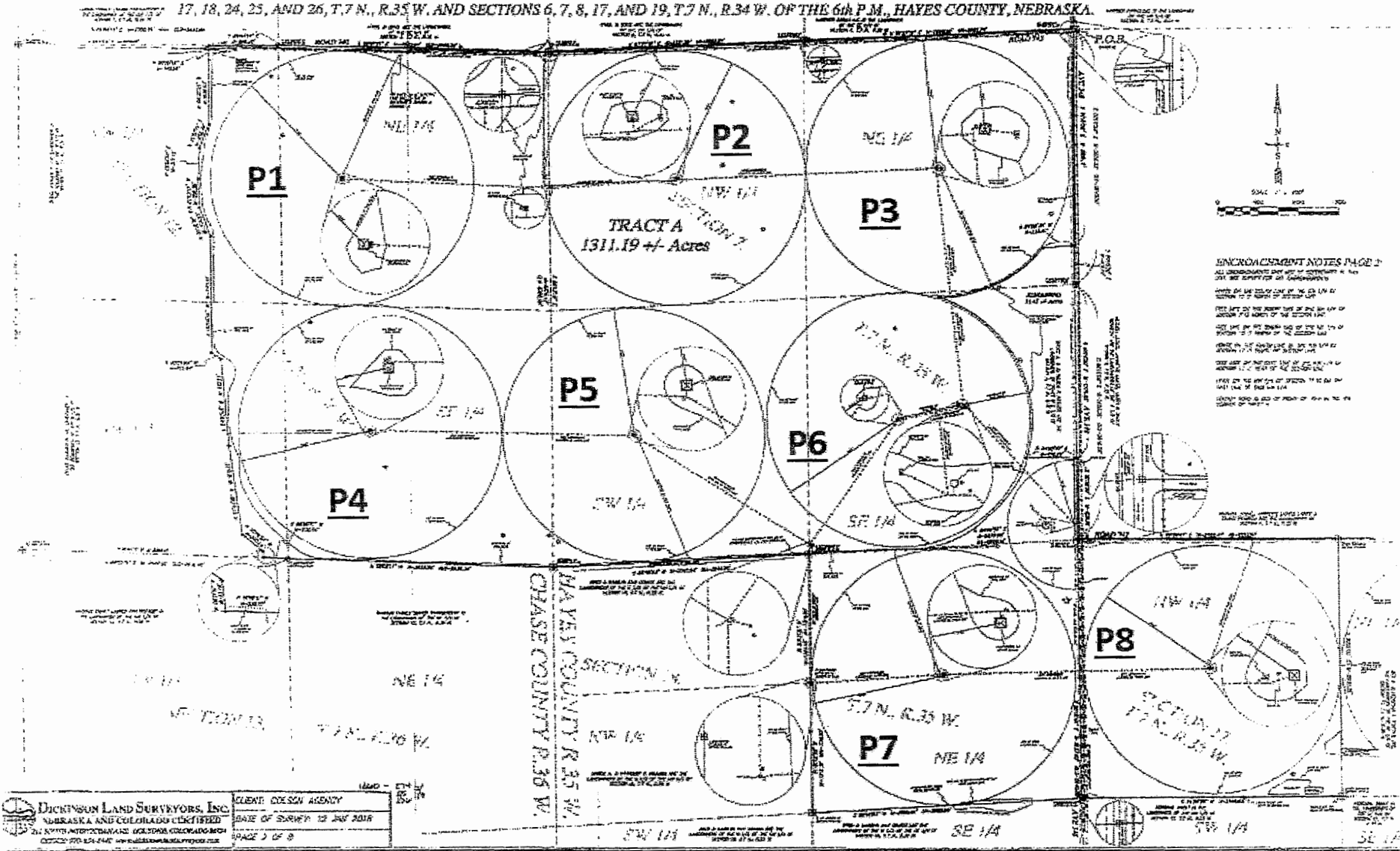
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US Core Farmland West												
<u>PARCEL #</u>	<u>LEGAL</u>	<u>CROPLAND</u>	<u>BASE ACRES</u>	<u>Well REG #</u>	<u>CERT IRR ACRES</u>	<u>WET ACRES</u>	<u>PIVOT Make</u>	<u>MOTOR</u>	<u>EST. Dry Acres</u>	<u>Best Corn Yield</u>	<u>2024 Taxes</u>	
P 1 Chase	N 1/2 12-7-36	140.3	128	91192	133.6	132	97 VALLEY	75 HP ELEC	87.43		\$10,398.30	
P 2	NW 7-7-35	129	123.4	91191	131	129.02	97 VALLEY	150 HP ELEC	24	274	\$13,406.66	
P 3	NE 7-7-35	500	456.2	91190	125.9	128.65	97 VALLEY	SAT W/2	21.82	274	2,3,5,6	
P 4 Chase	SE 12-7-36	140.4	128	20867	260.3	132	97 VALLEY	150 HP ELEC	18.45		1,4	
P 5	SW 7-7-35	(3,5,7,8)	(3,5,7,8)	above	above	131.85	97 VALLEY	SAT W/4	28.91	274	2,3,5,6	
P 6	SE 7-7-35	150.7	148.2	22026	157.3	144	97 VALLEY	75 HP ELEC	20.69	274	2,3,5,6	
P 7	NE 18-7-35	(3,5,7,8)	(3,5,7,8)	below	below	133.5	97 VALLEY	150 HP ELEC	18.33	268	\$3,602.64	
P 8	NW 17-7-35	(3,5,7,8)	(3,5,7,8)	91193	255.4	122.6	93 ZIMM	SAT W/7	20.8	265	\$3,295.16	
					1063.5	1053.62 +/-						240.43 +/-

US CORE FARMLAND WELL AND PIVOT INFO													
<u>PARCEL #</u>	<u>Well REG #</u>	<u>GPM</u>	<u>Static</u>	<u>Pumping</u>	<u>Well Depth</u>	<u>Well Year</u>	<u>PIVOT</u>	<u>Mdl</u>	<u>SN</u>	<u>twrs</u>	<u>Gearhead</u>	<u>Elec Motor</u>	<u>HP</u>
P 1 Chase	91192	650	205'	225	340	1997	Valley	8000	384896	8	WLR	Newman	75
P 2	91191	1250	164'	206'	280'	1997	Valley	8000	384996	8	WLR	Newman	150
P 3	91190	1250	164'	206'	280'	1997	Valley	8000	384396	8	WORTH	US Elec	60
P 4 Chase	below	below	below	below	below	below	Valley	8000	384796	8	below	below	Below
P 5	20867	1130	179'	192'	293'	1960	Valley	8000	384696	8	WLR	US Elec	150
P 6	22026	2184	148'	180'	273'	1997	Valley	8000	384596	8	Ingersol	US Elec	75
P 6.5	above	above	above	above	above	above	Raincat	w/Valley	Conv	5	above	above	above
P 7	below	below	below	below	below	below	Valley	8000	384496	8	below	below	Below
P 8	91193	1250	145'	194'	260'	1997	Zimmatic		9485	7	WLR	Gen Elec	150

AN ALTA / ACSM LAND TITLE SURVEY PLAT

OF TRACTS OF LAND LOCATED IN SECTION 12, T.7 N., R.36 W. OF THE 6th P.M., CHASE COUNTY, NEBRASKA & IN SECTIONS 1, 12, 13, 14,
17, 18, 24, 25, AND 26, T.7 N., R.35 W. AND SECTIONS 6, 7, 8, 17, AND 19, T.7 N., R.34 W. OF THE 6th P.M., HAYES COUNTY, NEBRASKA.



ENCROACHMENT NOTES (PAGE 2)
 ALL ENCROACHMENTS SHOWN ON THIS SURVEY PLAT ARE THE RESULT OF A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND ARE NOT TO BE CONSIDERED AS A BASIS FOR A TITLE OPINION.
 THE SURVEYOR HAS BEEN ADVISED THAT THE FOLLOWING ARE ENCROACHMENTS:
 1. A 10' EASEMENT FROM THE NW CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 17, T.7 N., R.35 W., CHASE COUNTY, NEBRASKA.
 2. A 10' EASEMENT FROM THE SW CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 19, T.7 N., R.34 W., HAYES COUNTY, NEBRASKA.
 3. A 10' EASEMENT FROM THE NE CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 18, T.7 N., R.35 W., HAYES COUNTY, NEBRASKA.
 4. A 10' EASEMENT FROM THE SW CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 24, T.7 N., R.35 W., HAYES COUNTY, NEBRASKA.
 5. A 10' EASEMENT FROM THE NW CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 25, T.7 N., R.35 W., HAYES COUNTY, NEBRASKA.
 6. A 10' EASEMENT FROM THE NE CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 6, T.7 N., R.34 W., HAYES COUNTY, NEBRASKA.
 7. A 10' EASEMENT FROM THE SW CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 7, T.7 N., R.34 W., HAYES COUNTY, NEBRASKA.
 8. A 10' EASEMENT FROM THE NE CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 8, T.7 N., R.34 W., HAYES COUNTY, NEBRASKA.
 9. A 10' EASEMENT FROM THE SW CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 13, T.7 N., R.34 W., HAYES COUNTY, NEBRASKA.
 10. A 10' EASEMENT FROM THE NW CORNER OF SECTION 12, T.7 N., R.36 W., CHASE COUNTY, NEBRASKA TO THE SE CORNER OF SECTION 14, T.7 N., R.34 W., HAYES COUNTY, NEBRASKA.

DICKINSON LAND SURVEYORS, INC.
 NEBRASKA AND COLORADO LICENSED
 24 NORTH WYOMING AVE. GARDEN GROVE, MO. 64550
 PHONE: 781-524-2442 WWW.DICKINSONLANDSURVEYORS.COM

CLIENT: COXSON AGENCY
 DATE OF SURVEY: 12/14/2018
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