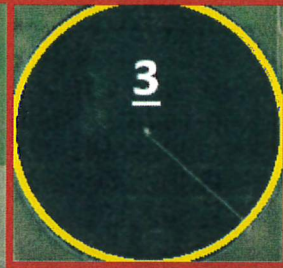


Sellers: Bruce R Fulk Trust, Fulk Ranch Inc, Mary Ann Fulk
Call: John, Colson Agency, Imperial, Ne. 308-882-4909

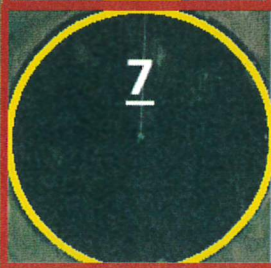
| | | | | | | | | | | | |
|------------------------------|--|-------------------|---------------------|-----------------|---------------|---------------|----------------|------------------------------|--------------|--------------|--|
| LIST PRICE: | \$6,375,000.00 | | | | | | | | | | |
| LEGAL: | N1/2 and SE1/4 Section 8, Pt S1/2 Sec 7, SE1/4 Sec 19, SW1/4 Sec 20, NE1/4 Sec 30 all in T8N-R35W; Northwest Hayes County, Nebraska *A survey will be required to convey a couple of these parcels. | | | | | | | | | | |
| LAND USE: | Irrigated Farm | | | | | | | | | | |
| SOIL TYPE: | Pivots 1 – 3, Sarben loamy very fine sand, McCash very fine sandy loam and Jayem loamy very fine sand. Pivot 4, Sarben loamy very fine sand and McCash very fine sandy loam. Pivot 5 – 7, McCash very fine sandy loam and Sarben loamy very fine sand. | | | | | | | | | | |
| FSA INFORMATION: | | <u>Farm Ac.</u> | <u>Cropland Ac.</u> | <u>Base Ac.</u> | | | | | | | |
| | (1) | 151.77 | 142.83 | TBD | | | | | | | |
| | (2) | 158.97 | 158.97 | 111.81 | | | | | | | |
| | (3) | 163.26 | 163.26 | TBD | | | | | | | |
| | (4) | 146.35 | 138.84 | TBD | | | | | | | |
| | (5) | 308.90 | 308.90 | 217.36 | | | | | | | |
| | (6) | Inc w/5 | Inc w/5 | Inc w/5 | | | | | | | |
| | (7) | 161.54 | 161.54 | 96.43 | | | | | | | |
| | The SW corner of Pivot 4 has CRP acres... but CRP info was unavailable at time of printing. | | | | | | | | | | |
| NRD INFORMATION: | | <u>Well Reg #</u> | <u>Well Date</u> | <u>GPM</u> | <u>Static</u> | <u>Depth</u> | <u>Cert Ac</u> | <u>2025 Usage</u> | | | |
| | (1) | G-091274 | 1997 | 700 | 154' | 460' | 138.3 | 8.3" | | | |
| | (2) | G-035588 | 1971 | 2,902 | 148' | 470' | 132.0 | 9.7" | | | |
| | (3) | G-080529 | 1994 | unk | 151' | 550' | 140.8 | 8.7" | | | |
| | (4) | G-087425 | 1996 | 750 | 126' | 460' | 138.7 | 8.6" | | | |
| | (5) | G-096780 | 1998 | 700 | 135' | 360' | 130.0 | 8.8" | | | |
| | (6) | G-096779 | 1998 | 700 | 111' | 375' | 130.0 | 8.1" | | | |
| | (7) | G-096781 | 1998 | 700 | 168' | 406' | 130.0 | 9.0 | | | |
| | These pivots are in a pool and will come out at pool average. The pool has 32.6" remaining for 2026/2027 | | | | | | | | | | |
| IRRIGATION EQUIPMENT: | | <u>Pivot</u> | <u>Model</u> | <u>SN</u> | <u>Year</u> | <u>Length</u> | <u>Twrs</u> | <u>Power Unit & Pump</u> | <u>Drive</u> | <u>Drops</u> | |
| | (1) | Valley | 8000 | 82002 | 1996 | 1296' | 7 | 75 HP Elec - Sargent Sub | Franklin | Yes | |
| | (2) | Zimm | G2 | L167520 | 1999 | 1298' | 7 | 100 Hp GE Elec - WLR | Amarillo | Yes | |
| | (3) | Valley | 6000 | 71465 | 1994 | 1298' | 7 | 60 HP Elec - Sargent Sub | Franklin | Yes | |
| | (4) | Valley | 8000 | 81096 | 1996 | 1278' | 7 | 60 HP Elec - Sargent Sub | Franklin | Yes | |
| | (5) | Valley | 8000 | 233919 | 1998 | 1287' | 7 | 60 HP Elec - Sargent Sub | Franklin | Yes | |
| | (6) | Valley | 8000 | 233949 | 1998 | 1236' | 7 | 50 HP Elec - Sargent Sub | Franklin | Yes | |
| | (7) | Valley | 8000 | 233879 | 1998 | 1307' | 7 | 60 HP Elec - Sargent Sub | Franklin | Yes | |
| | Pivot 1 and pivots 3 thru 7 all have Submersible pumps. Pivot 2 has Ext motor, column, pump and bowls | | | | | | | | | | |
| OTHER INFO: | <ul style="list-style-type: none"> - 75,000 +/- Bushels of storage in 2 bins located in NW corner of Pivot #1. - There is a livestock well and tank located near the pivot point on Pivot #2. - Current Farmer would like to lease back farm. - Pivot 2, 5 and 7 have electrical transformer at the well location. | | | | | | | | | | |
| REAL ESTATE TAXES: | 2025 Net Real Estate Taxes | | | | | | | | | | |
| | (1) | \$3,687.56 | | | | | (4) | \$3,584.30 | | | |
| | (2) | \$3,155.76 | | | | | (5) | \$2,763.70 | | | |
| | (3) | \$3,956.98 | | | | | (6) | \$2,760.02 | | | |
| | | | | | | | (7) | \$3,628.82 | | | |

The preceding information has been furnished to Colson Agency by independent sources (e.g. Owner, FSA, County Assessor, Pivot Companies, Irrigation Company, Local NRD....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

Bruce R Fulk Trust
Fulk Ranch Inc
Mary Ann Fulk



- All Electric Pivots and Motors
- 939.8 MRNRD Allocated Acres
- Good County Road Access
- Great Water and Soils
- 75,000 Bu Grain Storage
- 3 Commercial Feed Yards Near
- 11 Miles to Scoular Grain
- 21 Miles to Madrid Ethanol
- Lease Back Opportunity
- Very Well Cared For Farm
- Variety of Crops Grown in Area
Corn, Soybeans, Wheat
Popcorn & Edible Beans



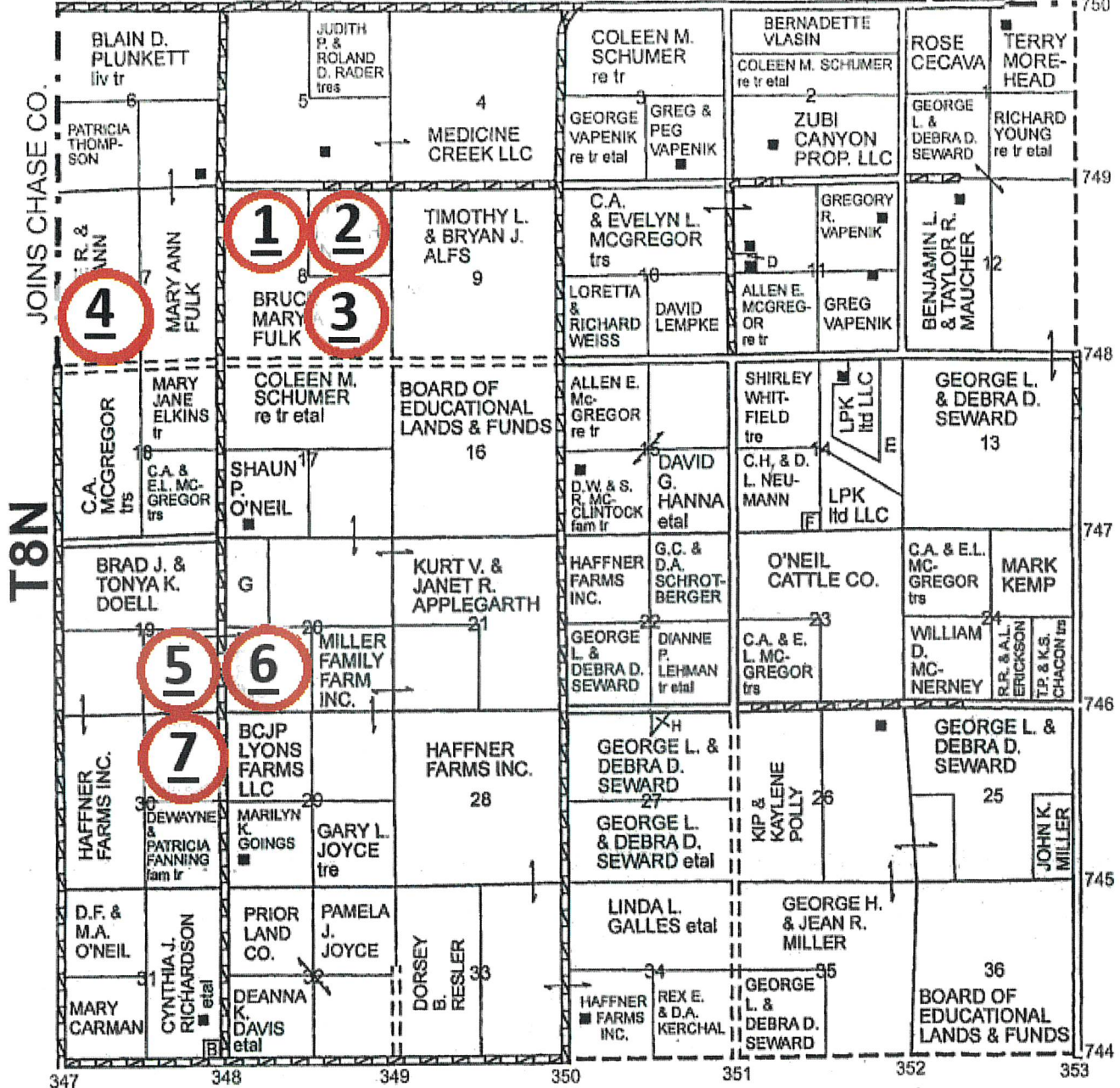
COLSON AGENCY
308-882-4909

MAP 1

R35W

JOINS PERKINS CO.

JOINS LINCOLN CO.



JOINS MAP 2

JOINS MAP 6

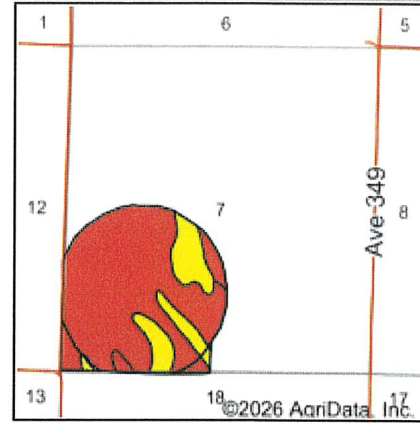
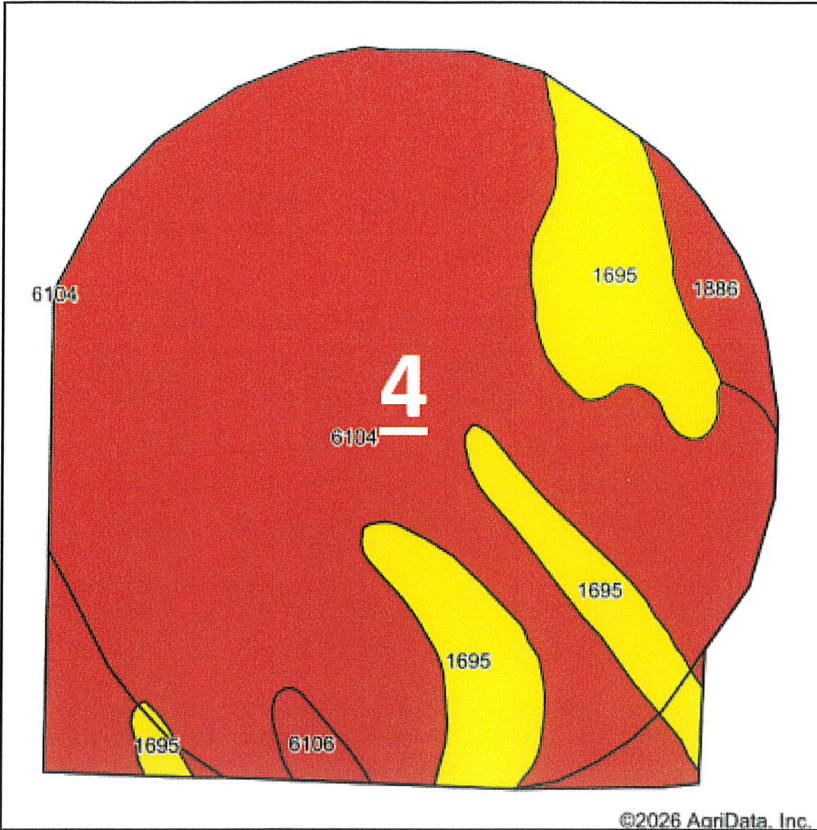


| Code | Soil Description | Acres | Percent of field | SRPG Legend | Non-Irr Class *c | Irr Class *c | SRPG | Alfalfa hay Tons | Alfalfa hay Irrigated Tons | Corn Bu | Corn Irrigated Bu | Grain sorghum Bu | Grain sorghum Irrigated Bu | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|-------------|------------------|--------------|-------------|------------------|----------------------------|-------------|-------------------|------------------|----------------------------|-----------------|-------------------|
| 6106 | Sarben loamy very fine sand, 6 to 9 percent slopes | 7.61 | 1.7% | | IVe | IVe | 47 | 1 | 4 | 20 | 99 | 30 | 79 | 25 | 36 |
| 1886 | Valent fine sand, 3 to 9 percent slopes | 6.28 | 1.4% | | VIe | IVe | 20 | | | | | | | | 13 |
| Weighted Average | | | | | 3.12 | 3.03 | 52.2 | 1.8 | 4.1 | 26.4 | 105.7 | 32.3 | 87.7 | 26.9 | *n 39.7 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



State: **Nebraska**
 County: **Hayes**
 Location: **7-8N-35W**
 Township: **Deerfield**
 Acres: **146.35**
 Date: **6/10/2026**



Soils data provided by USDA and NRCS.

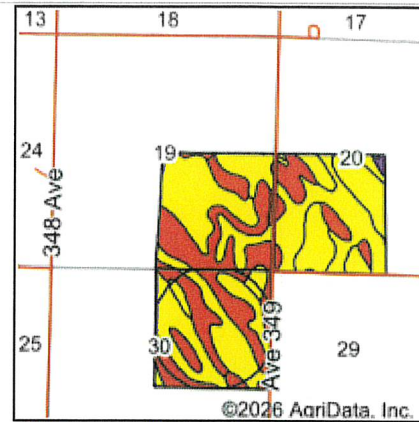
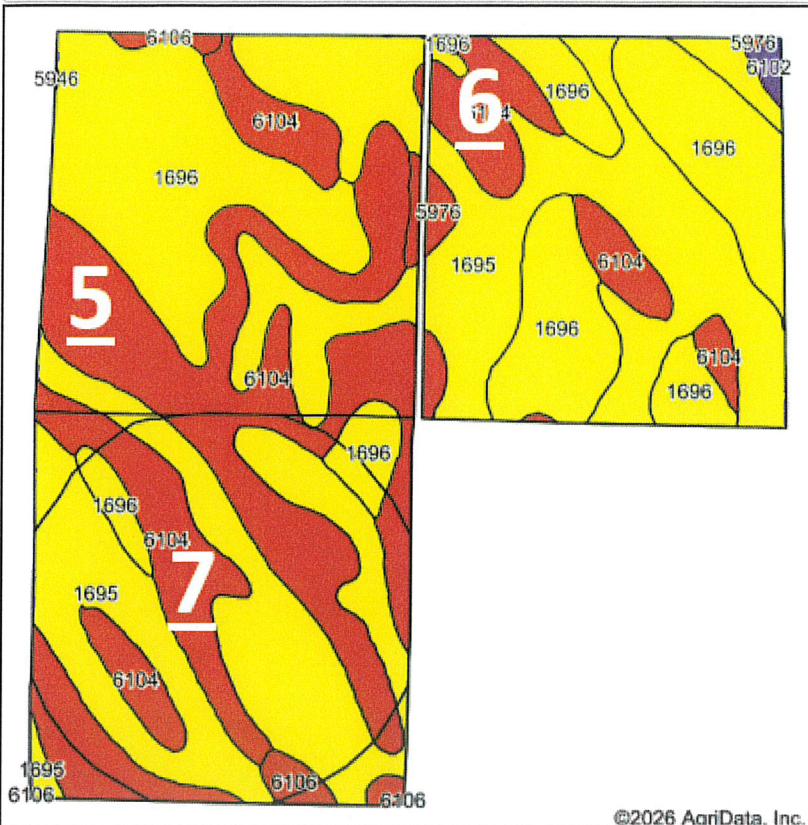
Area Symbol: NE029, Soil Area Version: 26
 Area Symbol: NE085, Soil Area Version: 25

| 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 | 113.64 | 77.7% | | Ive | Ive | 49 | 1 | 4 | 20 | 99 | 30 | 79 | 25 | 37 |
| 1695 | McCash very fine sandy loam, 0 to 1 percent slopes | 26.63 | 18.2% | | Ilc | Ile | 66 | 3 | 5 | 49 | 127 | 44 | 127 | 39 | 39 |
| 1886 | Valent fine sand, 3 to 9 percent slopes | 4.42 | 3.0% | | Vle | Ive | 20 | | | | | | | | 13 |
| 6106 | Sarben loamy very fine sand, 6 to 9 percent slopes | 1.66 | 1.1% | | Ive | Ive | 47 | 1 | 4 | 20 | 99 | 30 | 79 | 25 | 36 |
| Weighted Average | | | | | 3.70 | 3.64 | 51.2 | 1.3 | 4.1 | 24.7 | 101.1 | 31.6 | 85.3 | 26.8 | *n 36.6 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



State: **Nebraska**
 County: **Hayes**
 Location: **19-8N-35W**
 Township: **Deerfield**
 Acres: **470.4**
 Date: **6/10/2026**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: NE085, 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 Bu | Corn Irrigated Bu | Grain sorghum Bu | Grain sorghum Irrigated Bu | Winter wheat Bu | *n NCCPI Soybeans |
|------|--|--------|------------------|---|------------------|--------------|------|----------------------------|------------------|---------|-------------------|------------------|----------------------------|-----------------|-------------------|
| 1695 | McCash very fine sandy loam, 0 to 1 percent slopes | 181.97 | 38.7% | | IIC | IIE | 66 | 5 | 3 | 49 | 127 | 44 | 127 | 39 | 39 |
| 6104 | Sarben loamy very fine sand, 3 to 6 percent slopes | 153.60 | 32.7% | | IIE | IIE | 49 | 4 | 1 | 20 | 99 | 30 | 79 | 25 | 37 |
| 1696 | McCash very fine sandy loam, 1 to 3 percent slopes | 125.07 | 26.6% | | IIE | IIE | 64 | 5 | 2 | 30 | 115 | 38 | 110 | 38 | 57 |
| 6106 | Sarben loamy very fine sand, 6 to 9 percent slopes | 4.45 | 0.9% | | IIE | IIE | 47 | 4 | 1 | 20 | 99 | 30 | 79 | 25 | 36 |
| 5976 | Jayem loamy very fine sand, 0 to 3 percent slopes | 3.64 | 0.8% | | IIIE | IIIE | 50 | 5 | 1 | 25 | 120 | 35 | 90 | 25 | 40 |