

Seller: Marlin and Mary Frauendorfer
Colson Agency, Imperial, NE.
Call: John or Eli 308-882-4909

STARTING PRICE:	\$1,000,000.00 Total Acres: 156 +/- Irrigated Acres: 125.13 +/-
LEGAL DESCRIPTION:	Pt. E1/2 SEC 1-T5N-R40W; Chase County, Nebraska
LAND USE:	Irrigated Farmland
SOIL TYPE:	Valent loamy sand, Vallent sand, Woody fine sandy loam, and Jayem loamy fine sand.
FSA INFORMATION:	Farmland Acres: 154.72 Cropland Acres: 136.86 Corn Base Acres: 111.94 Wheat Acres: 24.92 Total Base Acres: 136.86
NRD INFORMATION:	<u>Well Reg #</u> <u>Well Date</u> <u>GPM</u> <u>Static</u> <u>Depth</u> <u>Static</u> <u>Cert Ac</u> <u>25 Usage</u> G-042260 1974 1542 76' 330' 109' 121 14.18" Carryforward going into 2026: 31.18" Remaining in this Allocation Period: 21.22 "
IRRIGATION EQUIPMENT:	<u>Pivot</u> <u>Towers</u> <u>Drops</u> <u>Power Unit</u> 1) Zimmatic 10 Yes 100 HP Electric New bowls, pump, tube and shaft in 2015
ADDITIONAL INFORMATION:	- Located South West of Champion, Chase County, Nebraska - Good County Road Access - Both SE & SW Corners of the pivot are not included in this sale.
REAL ESTATE TAXES:	2025 Net Real Estate Taxes: \$2,808.60 2025 Occupation Tax: \$1,028.50

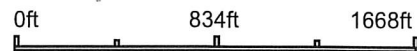
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The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

Aerial Map



Boundary Center: $40^{\circ} 25' 56.24$, $-101^{\circ} 48' 12.46$



6/16/2026

Maps Provided By:

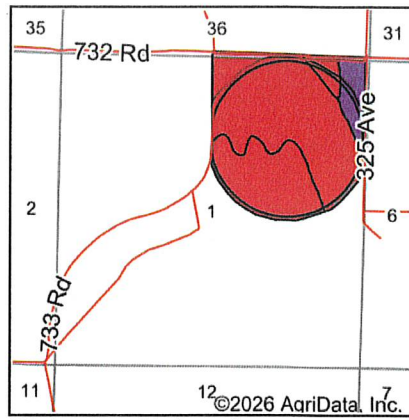
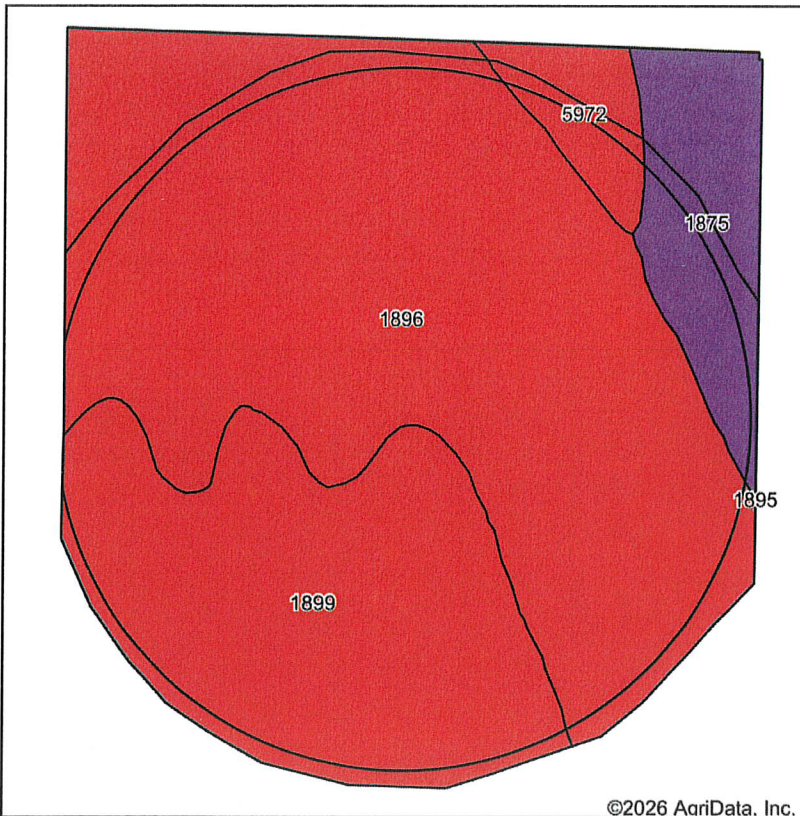


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1-5N-40W
Chase County
Nebraska

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

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **1-5N-40W**
 Township: **Champion**
 Acres: **154.72**
 Date: **6/16/2026**

Maps Provided By:





 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: NE029, Soil Area Version: 26

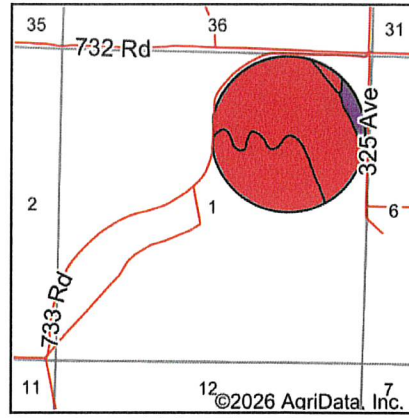
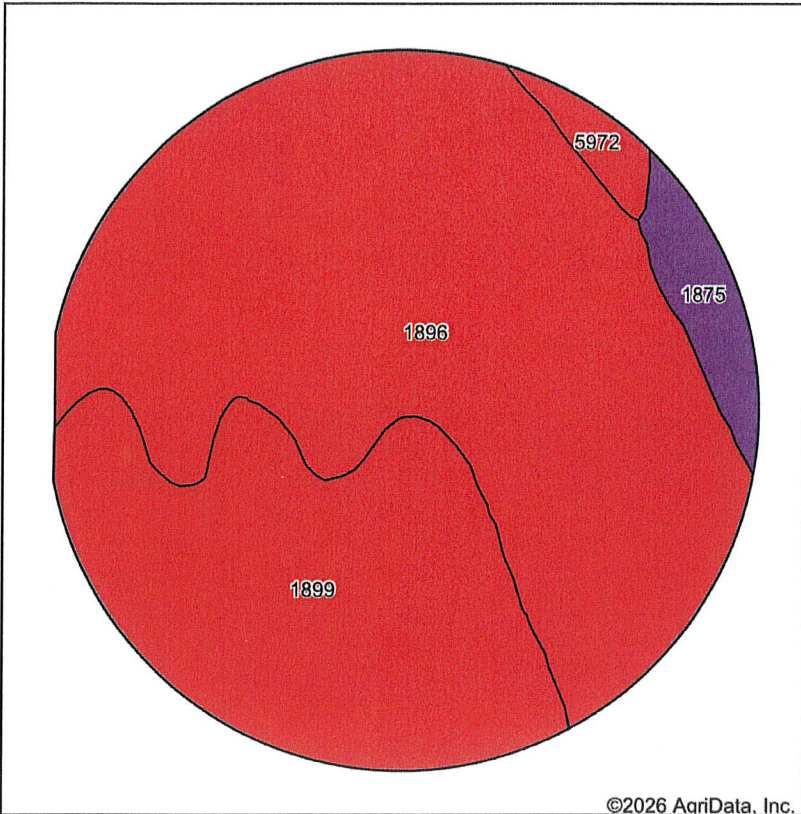
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry pinto beans Irrigated Lbs	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
1896	Valent loamy sand, 3 to 9 percent slopes	92.30	59.7%		Vle	IVe	19						15
1899	Valent sand, rolling	43.70	28.2%		Vle	IVe	15						8
1875	Woodly fine sandy loam, 0 to 3 percent slopes	13.20	8.5%		Ile	Ile	60	5	126	2037	20	29	49
5972	Jayem loamy fine sand, 3 to 6 percent slopes	5.52	3.6%		IVe	IVe	42		3	97		20	37
Weighted Average					5.59	3.83	22.2	0.5	14.2	173.8	1.7	3.2	*n 16.7

*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.

Soils Map







State: **Nebraska**
 County: **Chase**
 Location: **1-5N-40W**
 Township: **Champion**
 Acres: **125.13**
 Date: **6/16/2026**

Maps Provided By:

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Soils data provided by USDA and NRCS.

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	77.49	62.0%		Vle	IVe	19						15
1899	Valent sand, rolling	40.34	32.2%		Vle	IVe	15						8
1875	Woody fine sandy loam, 0 to 3 percent slopes	5.01	4.0%		Ile	Ile	60	5	126	2037	20	29	49
5972	Jayem loamy fine sand, 3 to 6 percent slopes	2.29	1.8%		IVe	IVe	42	3	97			20	37
Weighted Average					5.80	3.92	19.8	0.3	6.8	81.6	0.8	1.5	*n 14.5

*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.