

## ***Seller: Oltmans and Hanes Pasture***

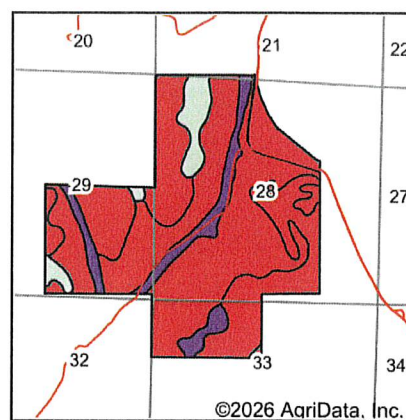
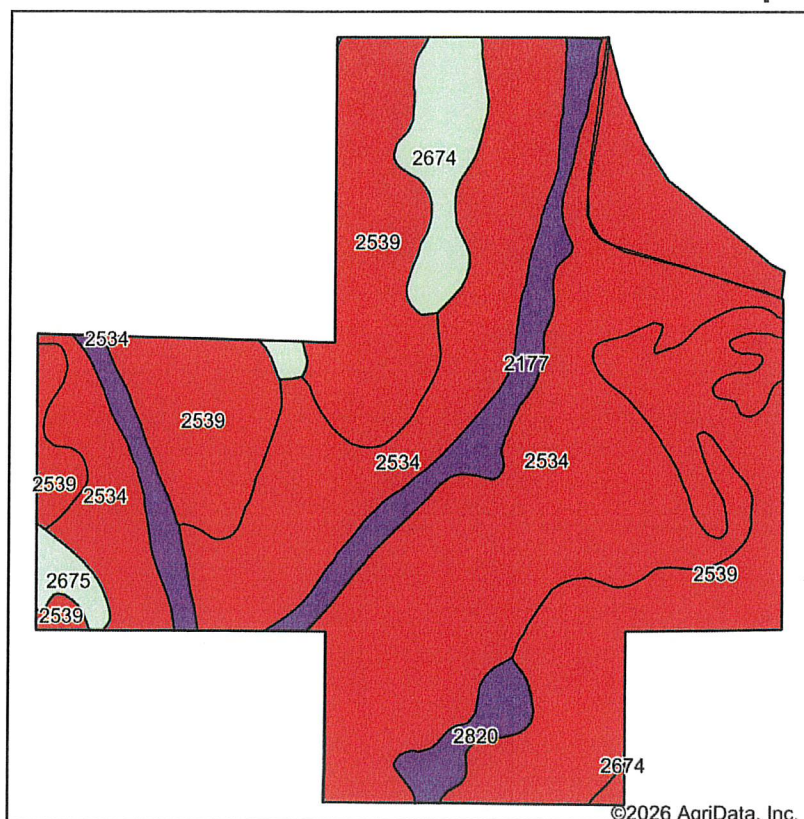
***Call: John at Colson Agency Imperial, NE. 308-882-4909***

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>STARTING PRICE:</b>            | <b>\$1,135,000.00</b><br><b>Tax Acres: 685.68 +/-</b><br><b>Great hard ground native grass pasture with wide/flat draws and rolling finger canyons and side hills!</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>LEGAL DESCRIPTION:</b>         | <b>W1/2SE1/4 (80 Acres) ; PT W1/2NE1/4 and W1/2 (365.68 Acres) SEC 28, SE1/4 SEC 29 (160 Acres) and N1/2NW1/4 (80 Acres) SEC 33; ALL IN T10N-R28W Lincoln County, Nebraska</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>LAND USE:</b>                  | <b>Native Grass Pasture Ranch with Great Recreational Opportunities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>SOIL TYPE:</b>                 | <b>Coly silt loam, Coly-Hobbs silt loam, McCook silt loam, Holdrege silt loam soils</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>STOCKING RATE INFORMATION:</b> | <b>80 to 85 cow/calf pairs for a normal 5 to 5.5 month grazing period.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>WELL INFORMATION:</b>          | <b>2 Windmills providing water to 2 stock tanks.<br/>The east central windmill is set up with a submersible powered by a generator.<br/>The generator is owned by the tenant.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>AREA AND WEATHER INFO:</b>     | <b>This southern Lincoln County Ranchland does offer a great investment and recreational opportunities. The topography ranges from beautiful lush flat bottoms, rolling hills and tree covered hiding areas for wildlife!<br/>This area has a nice population of deer, turkeys, occasional elk and predators.<br/>The annual precipitation is 20 +/- inches, suitable for both cattle and recreation.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>ADDITIONAL INFORMATION:</b>    | <ul style="list-style-type: none"><li>- Property is divided into 4 separate paddocks, with 3 &amp; 4 barbed wire fence.</li><li>- Water is provided by 2 windmills</li><li>- Current set of corrals located near the middle of this parcel is owned by the current tenant and is not part of this sale.</li><li>- Great County Road Access. Located 11 Miles North of Curtis, Ne and 16.5 Miles South of I-80 Exit by Maxwell on South Cottonwood Road.</li><li>- Property is currently enrolled in a program and has had considerable cedar tree removal and management, both by cutting and controlled burns.</li><li>- Property is being sold with the 2026 Grazing Lease attached. Buyer will get full possession of the property at the end of the 2026 grazing season.</li><li>- Lease back opportunities with current tenant are available.</li></ul> |
| <b>REAL ESTATE TAXES:</b>         | <b>2025 Real Estate Taxes: \$6,908.50</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**WWW.COLSONAGENCY.COM**

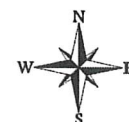
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information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

# Soils Map



State: **Nebraska**  
 County: **Lincoln**  
 Location: **28-10N-28W**  
 Township: **Maxwell**

Maps Provided By:



| Area Symbol: NE111, Soil Area Version: 24 |                                                              |        |                  |                                                                                     |                  |              |      |                  |                            |         |                   |                  |                            |                 |                   |
|-------------------------------------------|--------------------------------------------------------------|--------|------------------|-------------------------------------------------------------------------------------|------------------|--------------|------|------------------|----------------------------|---------|-------------------|------------------|----------------------------|-----------------|-------------------|
| 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 |
| 2534                                      | Coly silt loam, 17 to 30 percent slopes                      | 336.40 | 52.7%            |  | Vle              |              | 22   |                  |                            |         |                   |                  |                            |                 | 28                |
| 2539                                      | Coly-Hobbs silt loams, 3 to 60 percent slopes                | 210.35 | 32.9%            |  | Vlle             |              | 46   |                  |                            |         |                   |                  |                            |                 | 27                |
| 2177                                      | McCook silt loam, occasionally flooded                       | 44.45  | 7.0%             |  | Ilw              | Ilw          | 52   | 3                | 6                          | 44      | 127               | 39               | 113                        | 34              | 57                |
| 2674                                      | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 28.14  | 4.4%             |  | Ile              | Ile          |      |                  |                            |         |                   |                  |                            |                 | 74                |
| 2820                                      | Uly silt loam, 6 to 11 percent slopes                        | 12.38  | 1.9%             |  | IVe              | IVe          | 57   |                  |                            |         |                   |                  |                            |                 | 73                |
| 2675                                      | Holdrege silt loam, 3 to 7 percent slopes, plains and breaks | 6.85   | 1.1%             |  | IIle             | IIle         |      |                  |                            |         |                   |                  |                            |                 | 75                |

Soils data provided by USDA and NRCS.