

Seller: SPURLIN FAMILY FARMS

Call John at Colson Agency Imperial, NE. 308-882-4909 or 308-882-0203

STARTING PRICE:	\$7,150,000.00 Dundy County Tax Acres: 1,118.36 FSA Farmland Acres: 1,079.77							
LEGAL DESCRIPTION:	(1) SW1/4 10-2-39, (2) PT N1/2 15-2-39, (3) PT W1/2 15-2-39, (4) Pt SE1/4 17-2-39 (5) NE1/4 20-2-39, (6) NW1/4 21-2-39, (7) NW1/4 27-2-39 Building Site: 7.43 +/- Ac Tract in the SESE1/4 17-2-39 South Central Dundy County, Nebraska							
LAND USE:	Pivot Irrigated Property with a 7.43± ac building site. Ranch style 3BD/2BA home w/1,416 sq. ft. on main level, full basement, and attached garage. 58' X 120' Shop w/concrete floor, 26' scale and scale house and 62,000 +/- bushel grain bin storage.							
SOIL TYPE:	Primarily made up of Valent Sand, Jayem Loamy Sand and Sarben Loamy Sand							
FSA INFORMATION:	<u>Farmland Ac</u>	<u>Cropland Ac</u>	<u>Corn Base Ac</u>	<u>Wheat Base Ac</u>	<u>Soybean Base Ac</u>			
	1 158.75	129.47	127.47					
	2 309.59	262.54	260.54					
	3 Inc w/ 2	Inc w/ 2	Inc w/ 2					
	4 132.79	132.79	132.79					
	5 157.80	143.62	93.00	22.10	22.10			
	6 159.53	155.03	137.20					
	7 161.31	134.22	134.20					
	Tot: 1,079.77	957.67	885.20	22.10	22.10			
NRD INFORMATION:	<u>Pivot</u>	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Allocated Ac</u>	<u>Carryforward</u>
	1	G-050474	1976	2456	52 ft.	210 ft.	127.5	4.57"
	2	G-044161	1975	1458	67 ft.	210 ft.	126.8	4.57"
	3	G-067532	1981	1000	106 ft.	210 ft.	125	4.57"
	4	G-006815	1954	1800	UNK	UNK	139.2	17.18"
	5	G-069771	1984	1000	90 ft.	170 ft.	134.7	17.18"
	6	G-037425	1972	1742	70 ft.	160 ft.	136	29.30"
	7	G-052657	1976	2056	52 ft.	160 ft.	134.75	17.18"
IRRIGATION EQUIPMENT:	<u>Pivot</u>	<u>Pivot Make</u>	<u>Pivot Age</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	<u>Make</u>	
	1	Zimmatic	2025	7		75 HP	US	
	2	Zimmatic	1980's	8		75 HP	US	
	3	Reinke	1980's	7		75 HP	US	
	4	Reinke	2015	8		60 HP	US	
	5	Reinke	1990's	8		75 HP	US	
	6	Zimmatic	2017	7		100 HP	GE	
	7	Reinke	2017	8		60 HP	US	

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ADDITIONAL INFORMATION:	This is an exceptional opportunity to own a highly productive farm in south central Dundy County, Nebraska. This property features 7 center pivots providing excellent irrigation for consistent crop production, along with a well-maintained ranch-style home offering comfortable country living. Whether you're looking to expand your operation or invest in quality agricultural land with a great return on investment opportunity, this property combines productive acreage, dependable irrigation, and a desirable rural homesite in one outstanding package. Convenient access, productive soils, and proven irrigation make this a friendly and outstanding opportunity for producers, investment buyers, or 1031 exchange buyers seeking high-quality Nebraska farmland. This property has a tenant attached with a very desirable long-term flex lease. Please request to see the details of this lease.														
REAL ESTATE TAXES:	2025 Real Estate Taxes: <table><tr><td>1</td><td>\$2,787.30</td></tr><tr><td>2</td><td>\$5,805.90</td></tr><tr><td>3</td><td>Inc w/ 2</td></tr><tr><td>4</td><td>\$3,157.14</td></tr><tr><td>5</td><td>\$2,907.10</td></tr><tr><td>6</td><td>\$2,941.28</td></tr><tr><td>7</td><td>\$2,899.68</td></tr></table> <u>Bldg Site \$1,840.66</u> Total: \$22,339.06	1	\$2,787.30	2	\$5,805.90	3	Inc w/ 2	4	\$3,157.14	5	\$2,907.10	6	\$2,941.28	7	\$2,899.68
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The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor, URNRD....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.