

Seller: SPURLIN FAMILY FARMS

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

STARTING PRICE:	\$6,800,000.00 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:	<table><tr><td><u>Farmland Ac</u></td><td><u>Cropland Ac</u></td><td><u>Corn Base Ac</u></td><td><u>Wheat Base Ac</u></td><td><u>Soybean Base Ac</u></td></tr><tr><td>1 158.75</td><td>129.47</td><td>127.47</td><td></td><td></td></tr><tr><td>2 309.59</td><td>262.54</td><td>260.54</td><td></td><td></td></tr><tr><td>3 Inc w/ 2</td><td>Inc w/ 2</td><td>Inc w/ 2</td><td></td><td></td></tr><tr><td>4 132.79</td><td>132.79</td><td>132.79</td><td></td><td></td></tr><tr><td>5 157.80</td><td>143.62</td><td>93.00</td><td>22.10</td><td>22.10</td></tr><tr><td>6 159.53</td><td>155.03</td><td>137.20</td><td></td><td></td></tr><tr><td>7 161.31</td><td>134.22</td><td>134.20</td><td></td><td></td></tr><tr><td colspan="5"> </td></tr><tr><td>Tot: 1,079.77</td><td>957.67</td><td>885.20</td><td>22.10</td><td>22.10</td></tr></table>								<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														
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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><tr><td colspan="2"><u>Bldg Site \$1,840.66</u></td></tr><tr><td colspan="2">Total: \$22,339.06</td></tr></table>	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	<u>Bldg Site \$1,840.66</u>		Total: \$22,339.06	
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WWW.COLSONAGENCY.COM

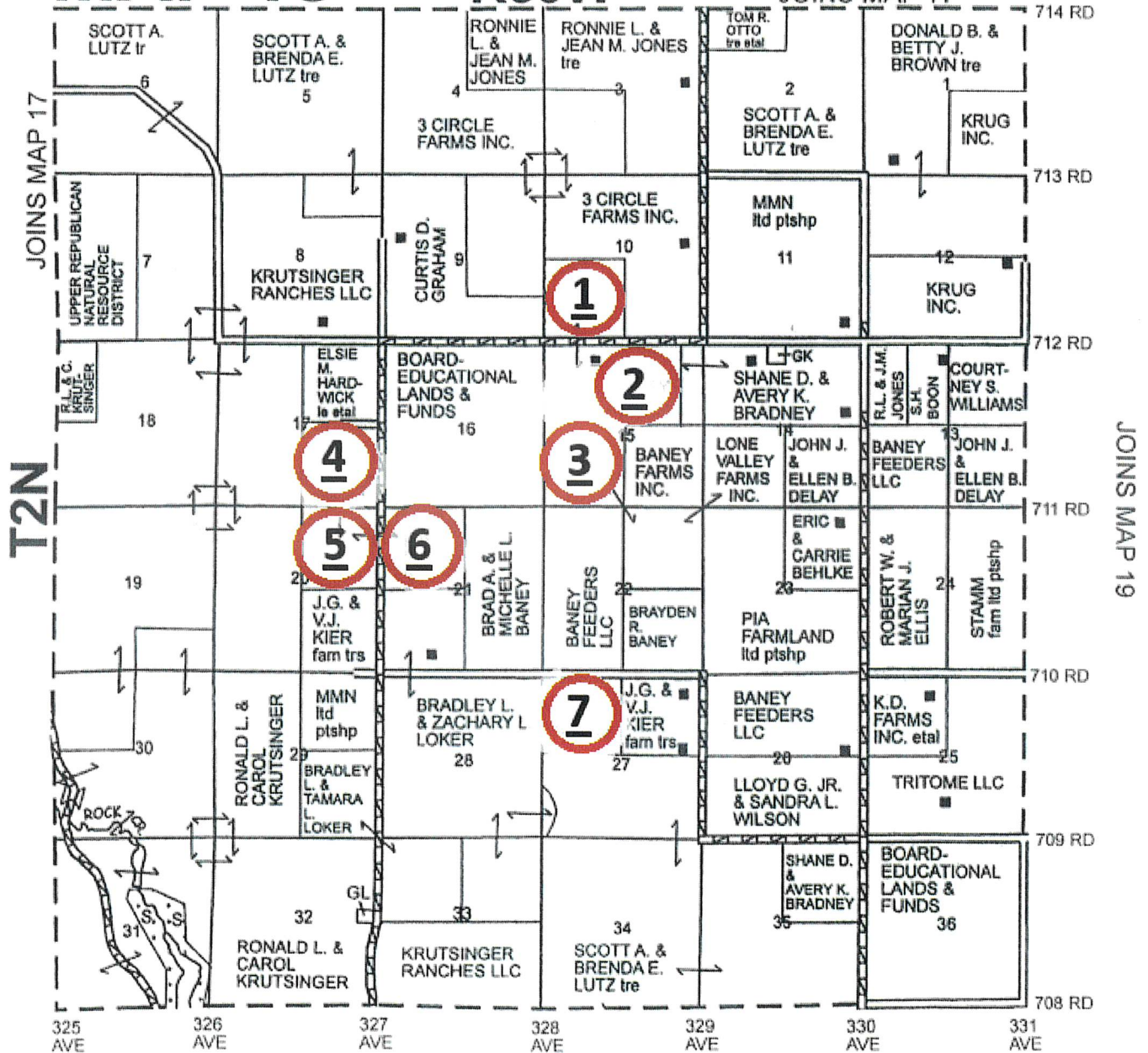
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor, URNRD....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all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

SPURLIN FAMILY FARMS

MAP 18

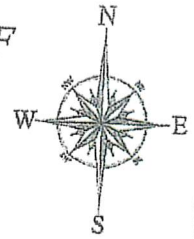
R39W

JOINS MAP 11



A SURVEY PLAT OF A TRACT OF LAND LOCATED IN THE W 1/2 OF SECTION 15, T.2 N., R.39 W. OF THE 6th P.M., DUNDY COUNTY, NEBRASKA

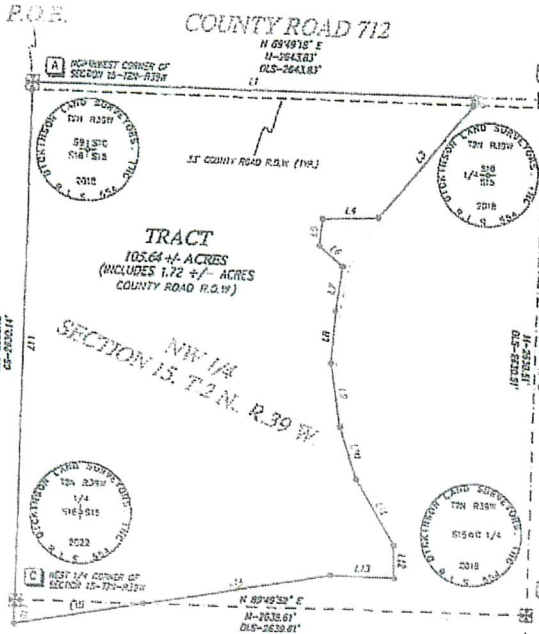
PROJECT NO. 24-067



SCALE 1" = 400'

LEGEND

- 1. FOUND SECTION AND QUARTER CORNER MARKERS
- 2. MEASURED DISTANCE
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SURVEYOR'S NOTES

This survey was set forth by Mike David to survey a tract of land located in the W 1/2 of Section 15, T.2 N., R.39 W. of the 6th P.M., Dundy County, Nebraska. In the initial research I found 2 surveys by Ryan E. Dickinson, R.L.S. 554, dated 12/20/2022 and 07/14/2018 respectively, and a survey by Casey C. Sherholz, R.L.S. 636, dated 07/01/2022.

In the commencement of the field work I began by finding the corners as shown on this plat. I then set property corners for the new tract as shown herein to complete the survey.

The basis of bearing for this plat was arrived by GPS readings.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

Only the record documents noted herein were provided to or discovered by surveyor. No abstract, current title commitment, nor other record title documentation was provided to surveyor.

There may be structures and improvements located on this tract which are not shown herein.

Underground utilities may or may not exist within the limits of this tract. The location of these facilities were not within the scope of work to be accomplished by the surveyor.

There may be buried utilities located on this tract.

There may be easements which affect the land shown herein.

Prior to any excavation, contact the utility companies for location of their lines. Contact Nebraska 811 at 800-331-5666 prior to excavation.

LINE TABLE

LINE NO.	BEARING	DISTANCE	REMARKS
1	N 89°49'52" E	105.64	TRACT CORNER
2	N 89°49'52" E	105.64	TRACT CORNER
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99	N 89°49'52" E	105.64	TRACT CORNER
100	N 89°49'52" E	105.64	TRACT CORNER

- A. NORTHWEST CORNER OF SECTION 15-T.2N-R.39W**
FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER B.L.M. STANDARDS
DISCREPANCY FOUND SAME IN JULY OF 2022.
DISCREPANCY FOUND IN MARCH OF 2024 AFTER FINDING BENT BRASS SPIKE 0.7' DEEP.
- B. NORTH 1/4 CORNER OF SECTION 15-T.2N-R.39W**
FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER B.L.M. STANDARDS
DISCREPANCY SET IN MARCH OF 2024.
- C. WEST 1/4 CORNER OF SECTION 15-T.2N-R.39W**
FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER B.L.M. STANDARDS
DISCREPANCY FOUND IN DISCREPANCY OF 2022 AS PER FINDING 1/8" REBAR IN RECONSTRUCTION
DISCREPANCY FOUND 1/8" REBAR IN MARCH OF 2024.
- D. CENTER 1/4 CORNER OF SECTION 15-T.2N-R.39W**
FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER B.L.M. STANDARDS
DISCREPANCY SET IN MARCH OF 2024.
- E. SOUTHWEST CORNER OF SECTION 15-T.2N-R.39W**
FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER B.L.M. STANDARDS
DISCREPANCY SET IN MARCH OF 2024.

LEGAL DESCRIPTION FOR TRACT

A tract of land located in the W 1/2 of Section 15, T.2 N., R.39 W. of the 6th P.M., Dundy County, Nebraska, being more particularly described as follows:

Beginning at the Northwest corner of Section 15, T.2 N., R.39 W. of the 6th P.M., Dundy County, Nebraska; thence N 89°49'52" E 105.64 feet to a point on the North Right-of-Way line of County Road 712; thence S 33°15'15" W 744.45 feet; thence S 86°54'17" W 288.14 feet; thence S 04°24'20" W 136.15 feet; thence S 51°48'23" E 180.75 feet; thence S 08°34'43" W 280.65 feet; thence S 02°22'04" W 255.16 feet; thence S 10°25'53" E 326.65 feet; thence S 19°17'53" E 218.59 feet; thence S 23°11'20" E 393.59 feet; thence S 02°57'45" E 166.75 feet; thence N 89°15'18" W 327.85 feet; thence S 79°25'31" W 576.87 feet to a point on the South line of the NW 1/4 of said Section; thence new survey into the SW 1/4 of said Section, S 79°25'31" W 669.92 feet to a point on the West line of said SW 1/4 of said Section, N 89°25'41" W on said West line 121.00 feet to the West 1/4 corner of said Section; thence run on the West line of the NW 1/4 of said Section, N 00°36'11" W 2630.11 feet to the Point of Beginning, containing 105.64 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ryan E. Dickinson, Nebraska Registered Land Surveyor No. 554, duly registered under the Land Surveyors' Regulation Act, do hereby certify that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors' Regulation Act in effect at the time of this survey.

Ryan E. Dickinson
Nebraska Registered Land Surveyor
Registration No. 554



Dickinson Land Surveyors, Inc.
Nebraska and Colorado Certified
302 Diamond Springs Trail, Ogallala, Nebraska 69153
Office: (405) 466-4444
www.dickinsonlandsurveyors.com

CLIENT: MIKE DAVID

DATE OF SURVEY 22 APRIL 2024

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SPURLIN FAMILY FARMS

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Offered By: Colson Agency
Call John @ 308-882-0203

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290026504