

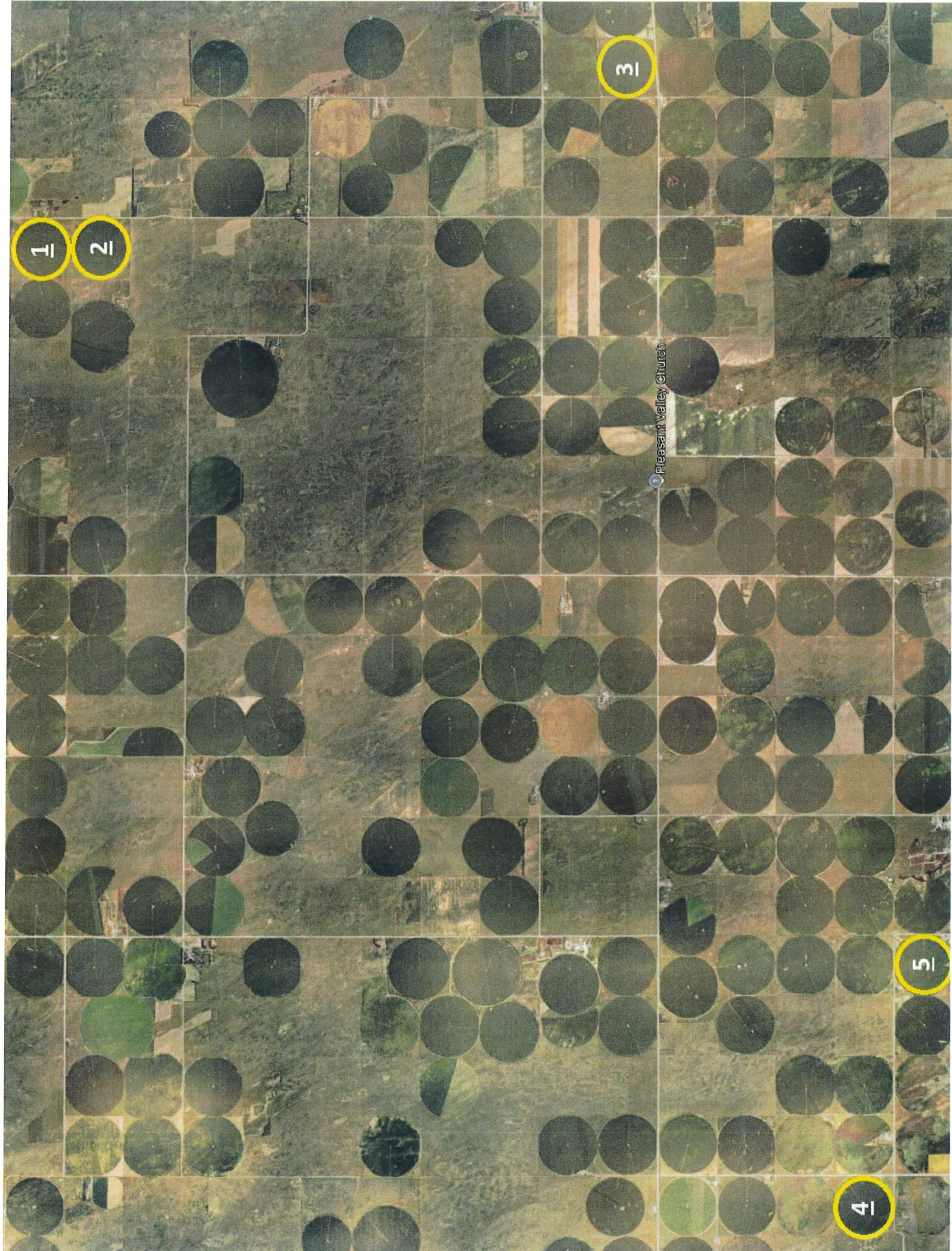
Seller: Kier Farms Inc. and Kier Family Trust

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

STARTING PRICE:	\$4,375,000.00 Pivot 1: \$825,000.00, Pivot 2: \$775,000.00, Pivot3: \$1,000,000.00 Pivot 4: \$850,000.00, Pivot 5: \$925,000.00																																																							
LEGAL DESCRIPTION:	(1) SE ¼ 15-3-38 (2) NE ¼ 22-3-38, (3) SW ¼ 12-2-38 (Kier Farms Inc.) (4) SE ¼ 20-2-39 (5) PT. NE 27-2-39 (Jim and Jean Kier Family Trusts)																																																							
LAND USE:	Pivot Irrigated Property																																																							
SOIL TYPE:	Primarily made up of Jayem Loamy Sand, Sarben Loamy Sand and Valent Sand																																																							
FSA INFORMATION:	<table><tr><th></th><th><u>Farmland Ac</u></th><th><u>Cropland Ac</u></th><th><u>Corn Base Ac</u></th></tr><tr><td>1.</td><td>324.06</td><td>300.03</td><td>268.37</td></tr><tr><td>2.Inc. w/1</td><td>Inc. w/1</td><td>Inc. w/1</td><td>Inc. w/1</td></tr><tr><td>3.</td><td>159.58</td><td>159.58</td><td>142.73</td></tr><tr><td>4.</td><td>162.30</td><td>156.40</td><td>130.80</td></tr><tr><td>5.</td><td>160.67</td><td>132.40</td><td>128.90</td></tr></table>									<u>Farmland Ac</u>	<u>Cropland Ac</u>	<u>Corn Base Ac</u>	1.	324.06	300.03	268.37	2.Inc. w/1	Inc. w/1	Inc. w/1	Inc. w/1	3.	159.58	159.58	142.73	4.	162.30	156.40	130.80	5.	160.67	132.40	128.90																								
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ADDITIONAL INFORMATION:	Pivot 1: (1) 20K, (1) 15K w/ drying floor and (3) 9K to 10K Bushel Grain Bins Pivot 3: (1) 17K, (1) 17K w/ drying floor and small Farm Utility Shed Pivot 5: (4) 10K, (1) 14K and (2) 19K Bushel Grain Bins (5 w/ drying floors) Sellers are retaining 100% of the mineral interests they own, on Pivot 4 Sellers are retaining 50%, 20 Years of the mineral interests they own, on the rest. Sellers are retaining the grazing rights until 15, March, 2027. All fuel and fertilizer tanks will be part of this sale. Fert pumps will be removed. Sweep augers, motors and fans that are part of the grain bins are part of the sale																																																							
REAL ESTATE TAXES:	2025 Real Estate Taxes: (1) \$3,508.36 (2) \$2,829.94 (3) \$3,724.64 (4) \$2,761.76 (5) \$3,958.00 Estimate																																																							

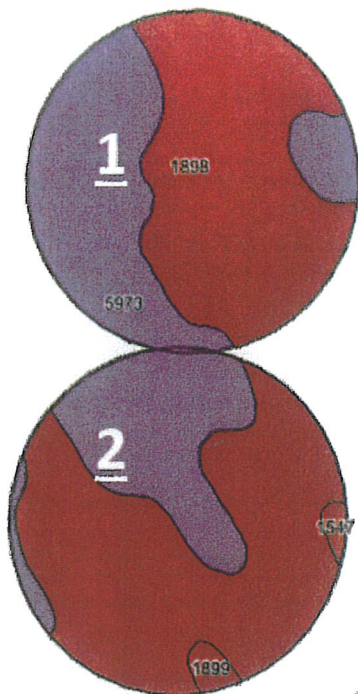
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The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor, URNRD....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to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



Pleasant Valley Church

Soils Map



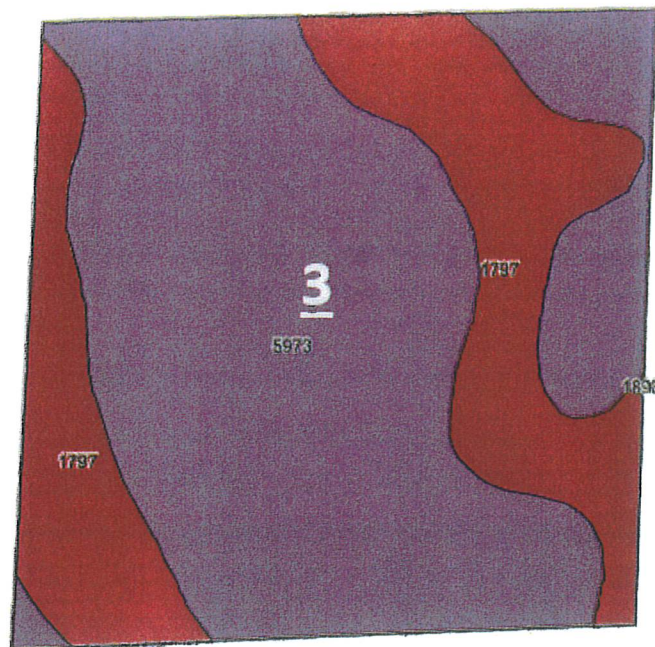
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Soils data provided by USDA and NRCS.

Area Symbol: NE057, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class %c	Irr Class %c	SRPG	Alfalfa Irrigated Tons	Cor Bu
1898	Valent sand, 3 to 9 percent slopes	159.45	61.9%		Vle	Ive	20		
5973	Jayem loamy sand, 0 to 3 percent slopes	93.97	36.5%		Ive	IIIe	53	4	
1899	Valent sand, rolling	2.48	1.0%		Vle	Ive	12		
1547	Dalley loamy sand, 0 to 3 percent slopes	1.51	0.6%		Ive	Ive	27	4	

Soils Map



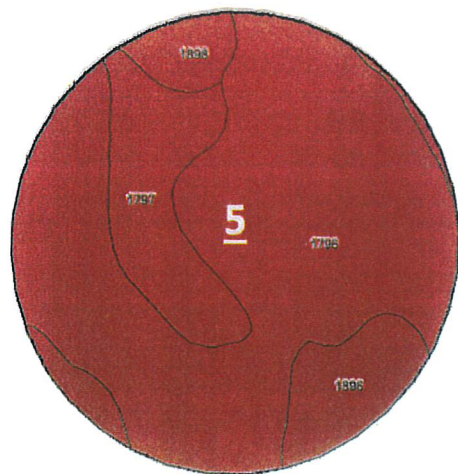
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5973	Jayem loamy sand, 0 to 3 percent slopes	108.36	66.7%		Ive	IIIe	53	
1797	Sarben loamy sand, 3 to 6 percent slopes	49.49	31.3%		Ive	Ive	36	

Soils Map



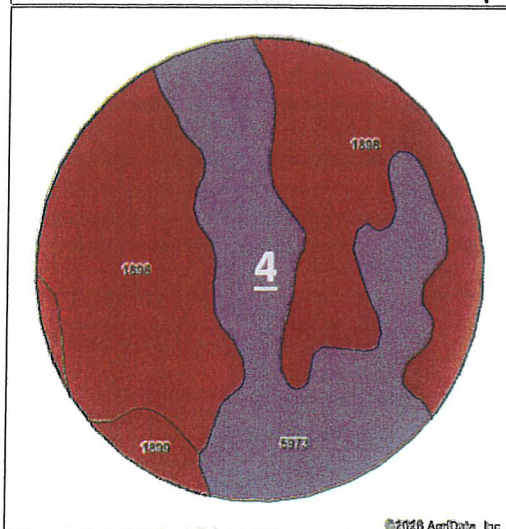
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1798	Sarben loamy sand, 0 to 3 percent slopes	90.16	70.5%		Ive	IIIe	37	3	24
1797	Sarben loamy sand, 3 to 6 percent slopes	16.38	12.8%		Ive	Ive	36	3	22
1898	Valent loamy sand, 3 to 9 percent slopes	10.33	8.1%		Vle	Ive	22		
1899	Valent sand, 3 to 9 percent slopes	8.99	7.0%		Vle	Ive	20		

Soils Map



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Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class %c	Irr Class %c	SRPG	Alfalfa Irrigated Tons
1898	Valent sand, 3 to 9 percent slopes	14.27	57.5%		Vle	Ive	20	
5973	Jayem loamy sand, 0 to 3 percent slopes	43.89	36.6%		Ive	IIIe	53	
1899	Valent sand, rolling	5.63	3.9%		Vle	Ive	12	