

Seller: Hiawatha Roots, LLC
Colson Agency, Imperial, NE.
Call: John or Eli 308-882-4909

STARTING PRICE:	Pivot 1: SW1/4 18-5-38; Chase County, NE \$900,000.00 Tax Acres: 158.96 +/-																						
	Pivot 2: NW1/4 & Pt SW1/4 5-4-38; Dundy County, NE \$975,000.00 Total Acres: 154.81 +/-																						
LEGAL DESCRIPTION:	SW1/4 SEC 18-T5N-R38W; Chase County, Nebraska NW1/4 and a 16.03 Tract of land in the SW1/4, Both 5-4-38; Dundy Co. Nebraska																						
LAND USE:	Irrigated Farmland																						
SOIL TYPE:	Pivot 1: Rosebud Loam, Ascalon fine sandy loam, Valent loamy sand, Pivot 2: Valent Sand, Satanta Fine Sandy Loan, Jayem Loamy Sand, Sarben Loamy Sand																						
FSA INFORMATION:	Pivot 1: Farmland Acres: 151.08 Pivot 2: Farmland Acres: 158.83 Cropland Acres: 131.20 Cropland Acres: 145.50 Corn Base Acres: 82.0 Corn Base Acres: 133.80 Wheat Acres: 13.0 Wheat Acres: 00.0 Total Base Acres: 95.0 Total Base Acres: 133.80																						
NRD INFORMATION:	P1 <u>Well Reg #</u> <u>Well Date</u> <u>GPM</u> <u>Static</u> <u>Depth</u> <u>Cert Ac</u> <u>25 Usage</u> <u>26 Usage</u> G-040191 1973 2550 86' 320' 105 11.37" 16.51" ** P2 <u>Well Reg #</u> <u>Well Date</u> <u>GPM</u> <u>Static</u> <u>Depth</u> <u>Cert Ac</u> <u>25 Usage</u> <u>26 Usage</u> G-041401 1974 2798 48' 300' 127.5 11.54" 14.21" ** Carryforward going into 2026: 89.75" Remaining in this Allocation Period: 17.75" ** ** Meters have been read, but this is still unofficial **																						
IRRIGATION EQUIPMENT:	<table><tr><td></td><td><u>Pivot</u></td><td><u>Year</u></td><td><u>SN</u></td><td><u>Towers</u></td><td><u>Drops</u></td><td><u>Power Unit</u></td></tr><tr><td>1)</td><td>Reinke</td><td>0799</td><td>18410</td><td>7</td><td>Yes</td><td>100 HP Electric</td></tr><tr><td>2)</td><td>Reinke</td><td>0600</td><td>19891</td><td>7</td><td>Yes</td><td>Natural Gas</td></tr></table>			<u>Pivot</u>	<u>Year</u>	<u>SN</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	1)	Reinke	0799	18410	7	Yes	100 HP Electric	2)	Reinke	0600	19891	7	Yes	Natural Gas
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1)	Reinke	0799	18410	7	Yes	100 HP Electric																	
2)	Reinke	0600	19891	7	Yes	Natural Gas																	
ADDITIONAL INFORMATION:	Pivot 1: Located 5.5 miles SE of Champion and 7.75 miles SW Imperial - Good County Road Access Pivot 2: Located 11 miles South of Imperial on Chase/Dundy Co Line - Has a current Legal Survey - Buyer of this parcel will provide access to the adjacent pasture to the east.																						
REAL ESTATE TAXES:	Pivot 1: 2025 Net Taxes: 2,618.56 Pivot 2: 2025 Net Taxes: 2,504.04																						

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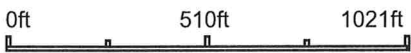
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information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

PIVOT 1

Aerial Map



Boundary Center: 40° 23' 48.85, -101° 40' 46.86

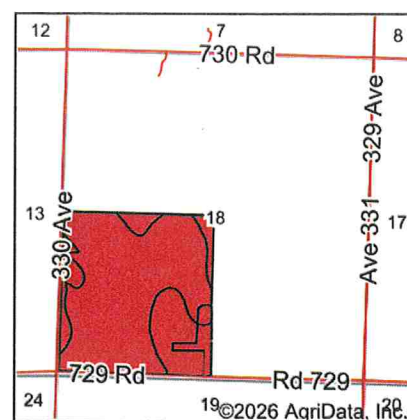
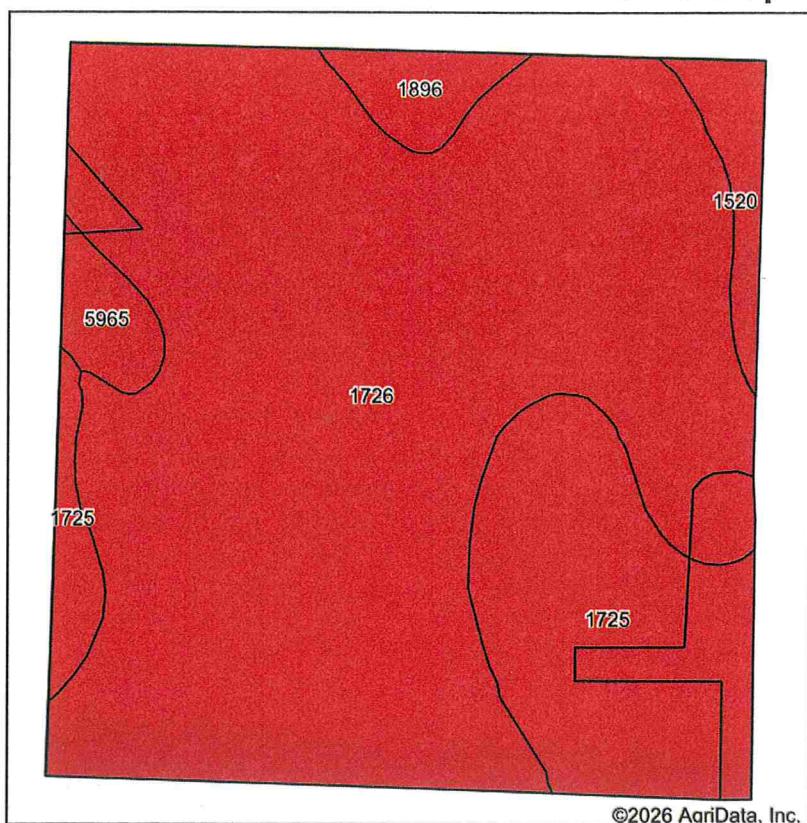


18-5N-38W
Chase County
Nebraska



10/12/2026

Soils Map



State: **Nebraska**
 County: **Chase**
 Location: **18-5N-38W**
 Township: **Imperial Rural**
 Acres: **151.08**
 Date: **10/12/2026**



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 beans Irrigated Bu	Dry pinto beans Irrigated Lbs	Sugar beets Irrigated Tons	Winter wheat Bu	Winter wheat Irrigated Bu	*n NCCPI Soybeans
1726	Rosebud loam, 1 to 3 percent slopes	112.66	74.6%		IIIe	IIIe	32		124	32			28	62	38
1725	Rosebud loam, 0 to 1 percent slopes	27.71	18.3%		IIc	Iw	33	5	127		1862	18	29		38
1520	Ascalon fine sandy loam, 1 to 3 percent slopes	3.78	2.5%		Ile	Ile	47								38
1896	Valent loamy sand, 3 to 9 percent slopes	3.60	2.4%		VIe	IVe	19								15
5965	Jayem fine sandy loam, 0 to 3 percent slopes	3.33	2.2%		IIIe	Ile	45	5	121		1843	16	26		39
Weighted Average					2.86	2.61	32.5	1	118.4	23.9	382.1	3.7	26.8	46.2	*n 37.5

*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.

PIVOT 2

Aerial Map



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Boundary Center: 40° 20' 46.28, -101° 38' 23.56

0ft 655ft 1310ft

Maps Provided By:



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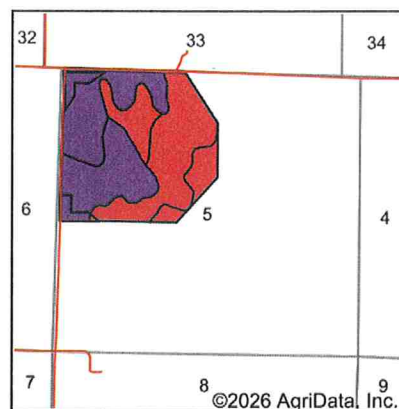
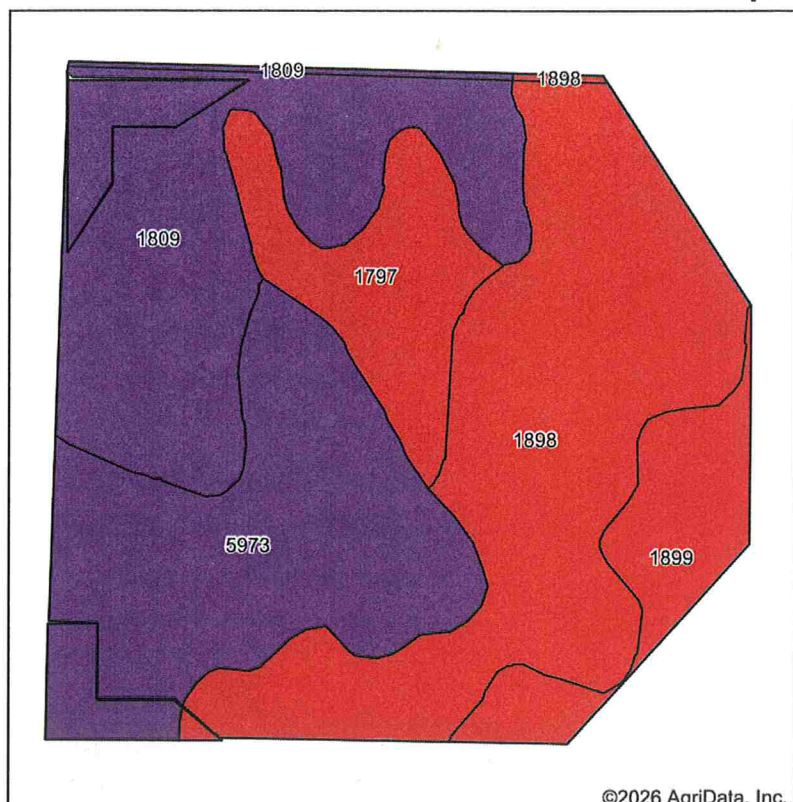
5-4N-38W
Dundy County
Nebraska



10/20/2026

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

Soils Map



State: **Nebraska**
 County: **Dundy**
 Location: **5-4N-38W**
 Township: **Ough**
 Acres: **154.71**
 Date: **10/20/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: NE029, Soil Area Version: 26
 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 hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu	Winter wheat fallow Bu	Winter wheat fallow Irrigated Bu	*n NCCPI Soybeans
1898	Valent sand, 3 to 9 percent slopes	49.40	32.0%		Vle	IVe	20										7
1809	Satanta fine sandy loam, 1 to 3 percent slopes	38.55	24.9%		IIle	Ile	59	5			27	106	20	51			54
5973	Jayem loamy sand, 0 to 3 percent slopes	38.52	24.9%		IVe	IIle	53	4	27	122					29		37
1797	Sarben loamy sand, 3 to 6 percent slopes	15.02	9.7%		IVe	IVe	36	3	22	113					26	2	31
1899	Valent sand, rolling	12.06	7.8%		Vle	IVe	12										8
1809	Satanta fine sandy loam, 1 to 3 percent slopes	0.93	0.6%		IIle	Ile	59	5			27	106	20	51			54

Soils data provided by USDA and NRCS.