

LAND FOR SALE



Colburn Farm

LOCATION: From Blue Hill, Nebraska, in northern Webster County, go 3 miles south along Highway 281 to Highway 4; then 2 miles east along Highway 4 to Road 1800; then 3 miles south along Road 1800 to Road T. The farm is then 3/4 mile west on Road T.

LEGAL DESCRIPTION:

Parcel 1: The Southwest Quarter (SW1/4) of Section Two (2), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [160.3 tax-assessed acres].

Parcel 2: The West Half of the Northwest Quarter (W1/2NW1/4) of Section Eleven (11), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [80 tax-assessed acres].

PROPERTY DESCRIPTION: This is a high-quality, non-irrigated farm with a great combination of pasture, hayland and cropland.

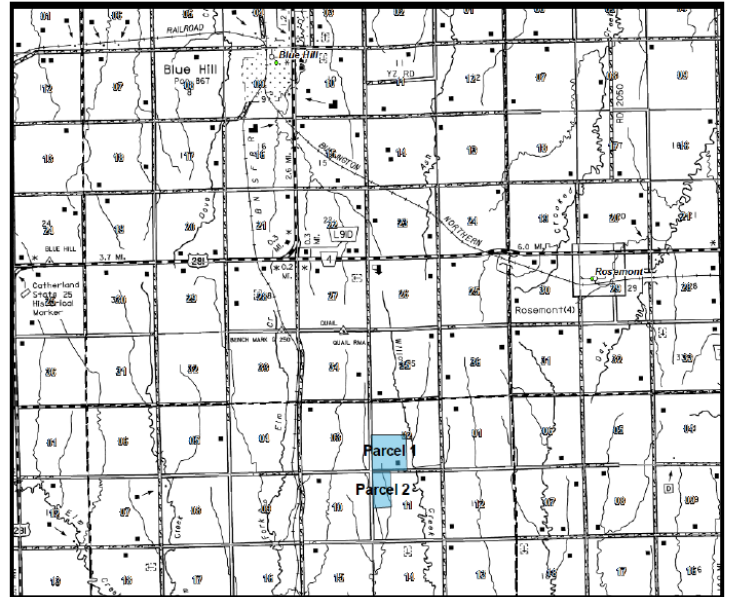
NATURAL RESOURCE DISTRICT: Lower Republican Natural Resource District.

LIST PRICE:

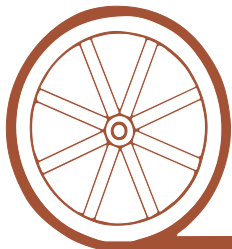
Parcel 1: \$400,750.00
Parcel 2: \$200,000.00

CONTACT:

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Offered Exclusively By:



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HASTINGS OFFICE
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Parcel 1

WELL

INFORMATION: Well Registration: G-158066
Well Depth: 125 feet
Pumping Level: 95 feet

Completion Date: 12/28/2010
Static Water Level: 90 feet
Column: 1.25 inches

REAL ESTATE

TAXES: 2015 Real Estate Tax - Parcel 1: \$3,551.50
Parcel 2: \$2,173.20

LEASE: Subject to oral cash leases, expiring February 28, 2017.

FARM SERVICE AGENCY

INFORMATION:

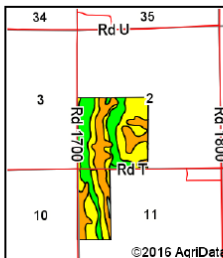
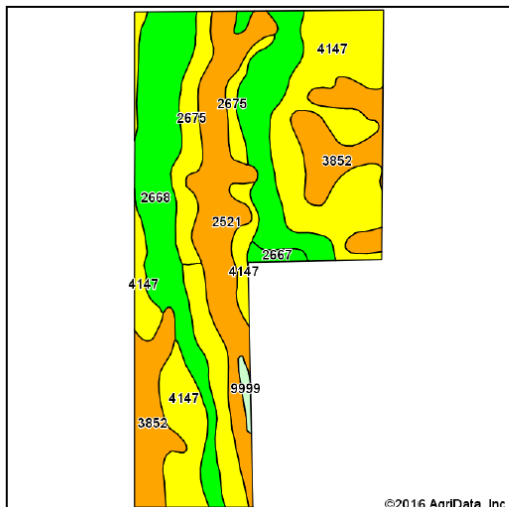
Total Cropland: 63.97 acres
Base Acres: Corn—47.99
Soybeans—16.01

PLC Yields: Corn—113
Soybeans—35

Parcel 2:
48.75 acres
Corn—21.91
Soybeans—10.96
Wheat—10.96
Corn—125
Soybeans—53
Wheat—38

SOILS: Primarily Class II and III Holdrege silt loams.

Soils Map



State: **Nebraska**
County: **Webster**
Location: **2-3N-10W**
Township: **Blue Hill**
Acres: **233.58**
Date: **7/7/2016**

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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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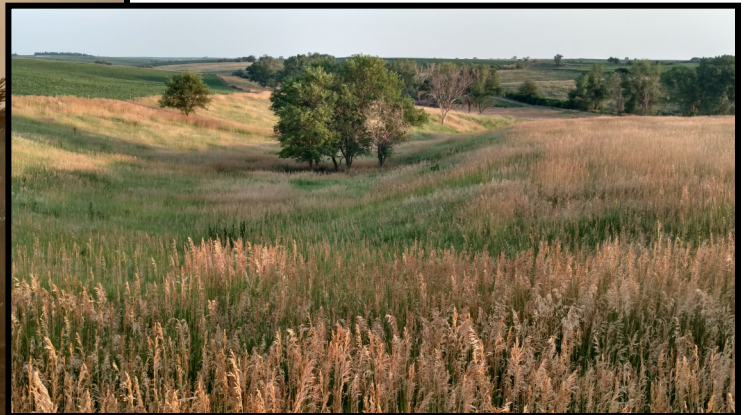
Soils data provided by USDA and NRCS.

Area Symbol: NE181, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c	Alfalfa hay	Corn	Grain sorghum
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	79.94	34.2%			Ille			
2668	Holdrege silt loam, 1 to 3 percent slopes	63.13	27.0%			Ille			
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	37.77	16.2%			Vle			
3852	Geary and Hobbs soils	32.96	14.1%			Vle			
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	16.43	7.0%			Ille			
2667	Holdrege silt loam, 0 to 1 percent slopes	1.99	0.9%			Ille	lw		
9999	Water	1.36	0.6%						

Weighted Average: 0.21 44.6 19.4 46.5







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