

1,572 +/- Acre Farm Rock County Nebraska

This Hitchcock farm is being offered as single unit including 1572+/- acres. The location of the farm is 6 miles North of Newport, Nebraska in Rock County. The farm is contiguous with the exception of one 160 acre tract located 4 miles west of the other farms. This is an excellent farm with good water and strong production. The land produces 180 bushel corn on average and is all pivot irrigated.

The pivots energy source is natural gas utilizing a single pipeline owned by the sellers from the main natural gas line. This is a significant cost advantage in irrigation expense. The pivots are all fully functional and been well maintained. There is ample water available for crop production with no volume limitations.

Included in the sale of this property are four 20,000 bushel grain bins, one 36,000 bushel grain bin and a 40 X 80 Quonset with a cement floor. All bins are fully functional and in good condition. The convenience of grain storage adds to the flexibility for harvest time and marketing schedules.

This is a unique opportunity to own a large productive farm in Northern Nebraska. The topography and soil types are attractive and the management history supports the expectations of this farm. More detailed information is available upon request. This property is being sold subject to a successful 10/31 exchange.



Donald Kracke, Broker, Accredited Land Consultant
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1,572 +/- Acre Farm Rock County Nebraska

List Price: \$9,432,000

2013 Real Estate Taxes: \$28,752.02

FSA DATA

Farmland: 1,552.95

Cropland: 1,418.16

DCP Cropland: 1,418.16

Corn Base Acreage: 1,209.20

Direct Yield: 108.24

CC Yield: 108.24



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United States
Department of
Agriculture

Farm 1679

31-32-17W



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- Section Line

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Farm Service Agency

Rock County, Nebraska

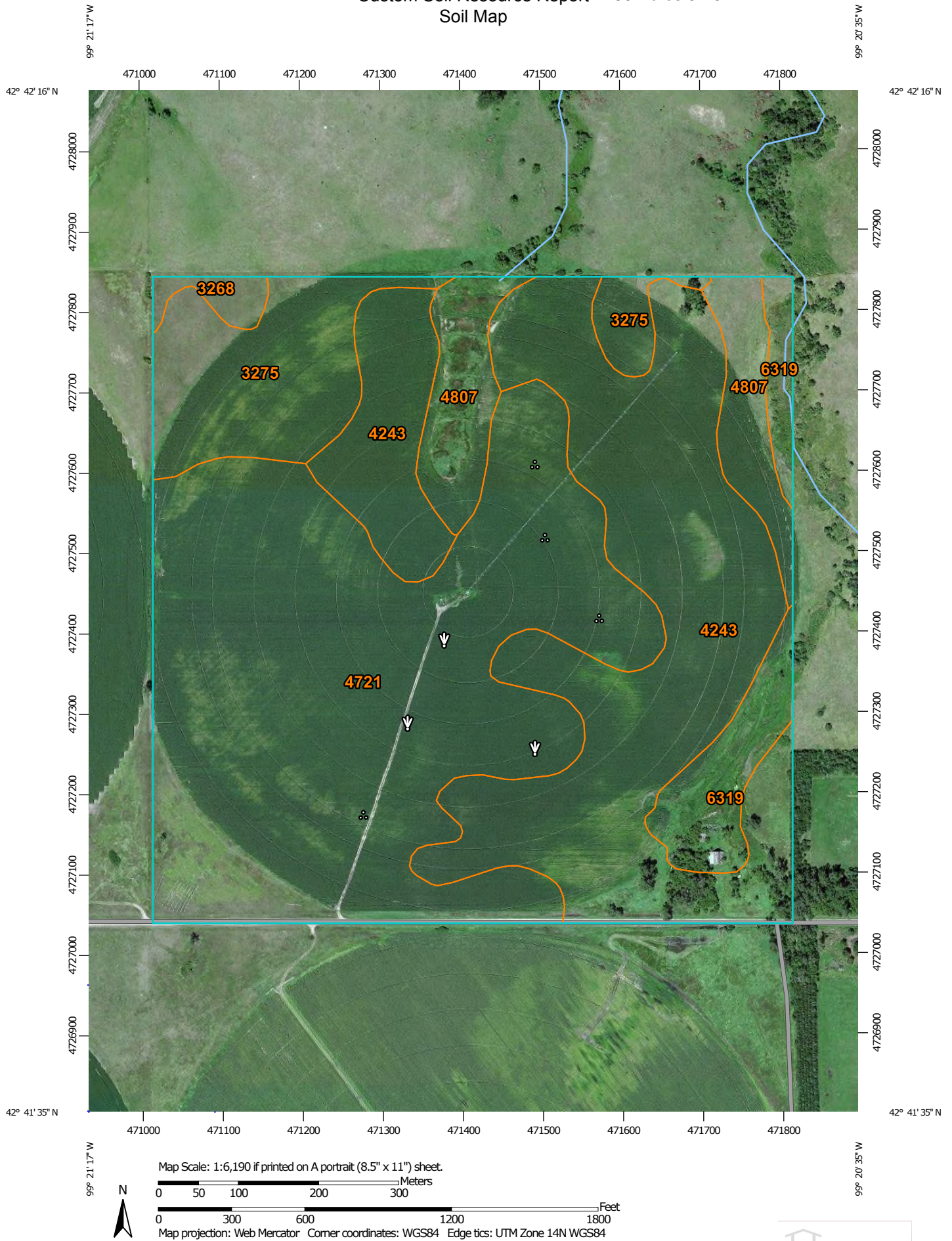
2012 NAIP Imagery

2014 Program Year

Map Created August 22, 2013

1 inch = 732 feet

Custom Soil Resource Report 160 Acres 31-32-17 Soil Map



Map Unit Legend

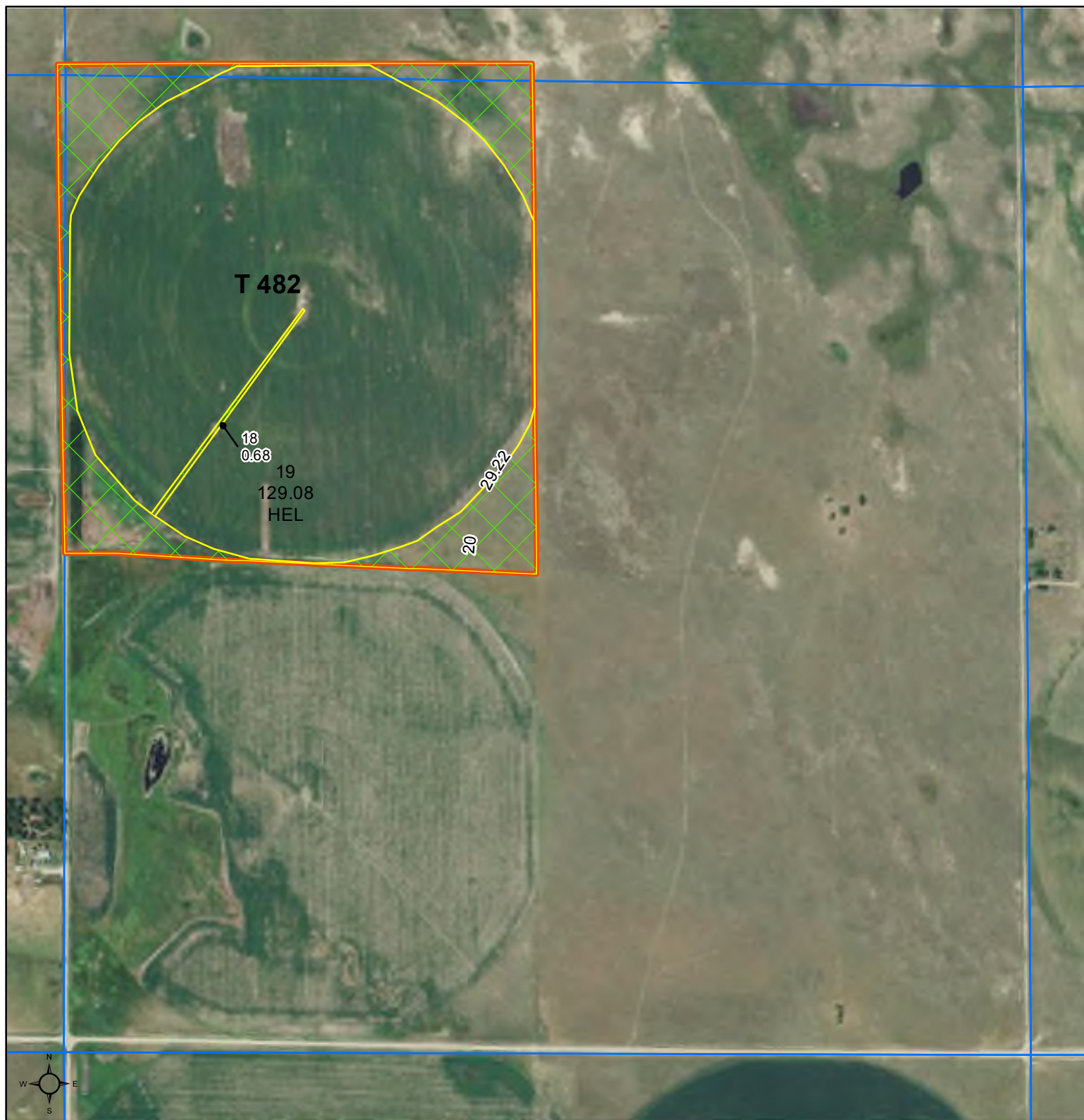
Rock County, Nebraska (NE149)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3268	O'Neill sandy loam, 2 to 6 percent slopes	1.5	0.9%
3275	O'Neill-Meadin sandy loams, 6 to 11 percent slopes	15.4	9.7%
4243	Ord loam, rarely flooded	55.0	34.5%
4721	Pivot loamy sand, 0 to 3 percent slopes	68.7	43.1%
4807	Valentine fine sand, rolling	10.9	6.9%
6319	Barney-Boel complex, channeled	7.9	5.0%
Totals for Area of Interest		159.5	100.0%



United States
Department of
Agriculture

Farm 2127

18-31-18W



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- Section Line

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Farm Service Agency

Rock County, Nebraska

2012 NAIP Imagery

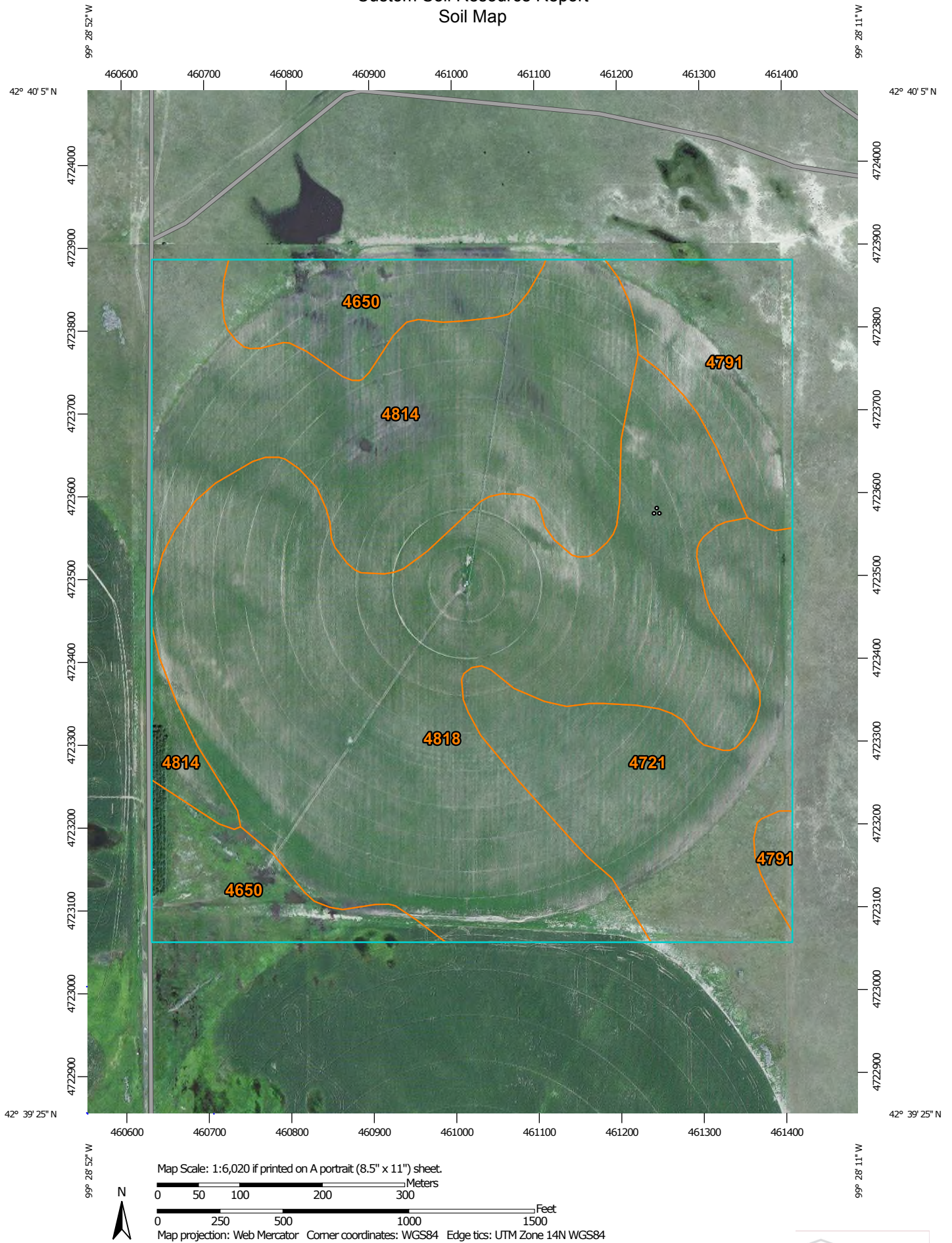
2014 Program Year

Map Created August 22, 2013

1 inch = 732 feet

Custom Soil Resource Report 160 Acres 18-31-18

Soil Map



Map Unit Legend

Rock County, Nebraska (NE149)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4650	lpage loamy sand, 0 to 3 percent slopes	16.7	10.5%
4721	Pivot loamy sand, 0 to 3 percent slopes	23.3	14.7%
4791	Valentine fine sand, 3 to 9 percent slopes	12.1	7.6%
4814	Valentine loamy fine sand, 0 to 3 percent slopes	38.3	24.1%
4818	Valentine loamy fine sand, 3 to 9 percent slopes	68.3	43.0%
Totals for Area of Interest		158.8	100.0%



United States
Department of
Agriculture

Farm 2127

4-31-17W



Common Land Unit
Cropland Non-cropland
Conservation Reserve Program

Wetland Determination Identifiers

Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

Tract Boundary Section Line

Farm Service Agency

Rock County, Nebraska

2012 NAIP Imagery

2014 Program Year

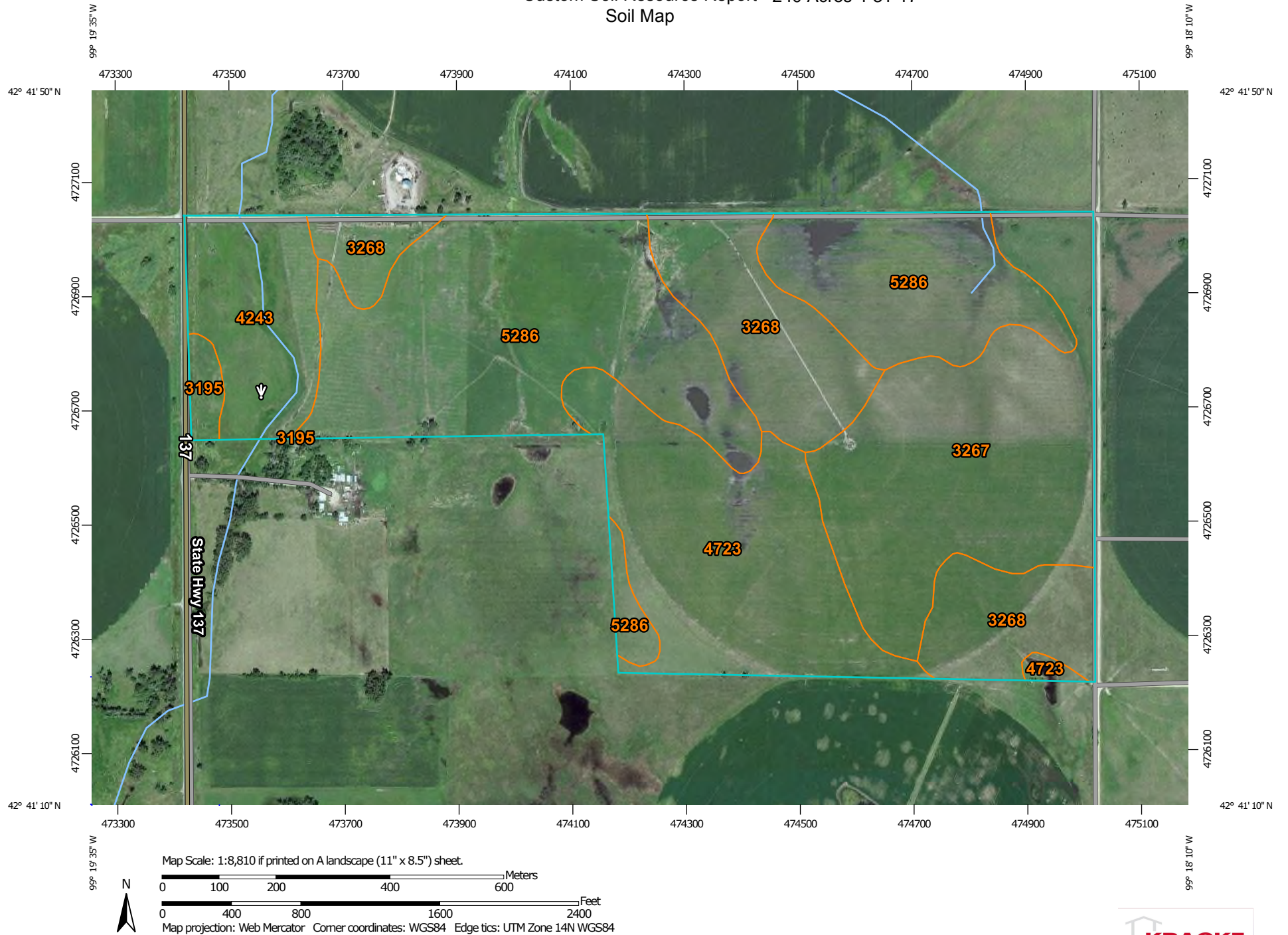
Map Created August 22, 2013

1 inch = 727 feet

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Custom Soil Resource Report 240 Acres 4-31-17

Soil Map



Map Unit Legend

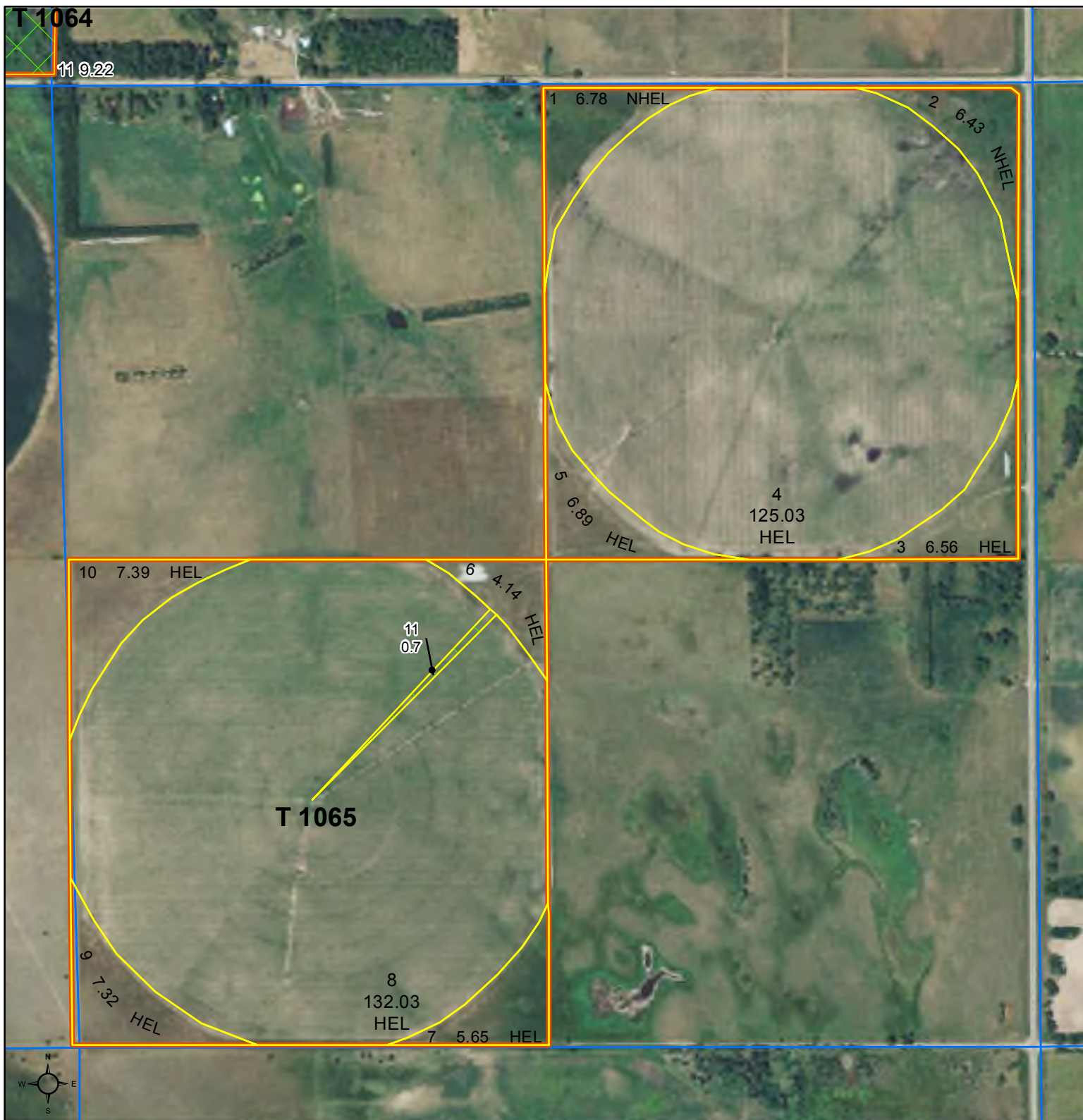
Rock County, Nebraska (NE149)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3195	Jansen loamy sand, 0 to 2 percent slopes	2.4	1.0%
3267	O'Neill sandy loam, 0 to 2 percent slopes	53.3	21.9%
3268	O'Neill sandy loam, 2 to 6 percent slopes	40.2	16.5%
4243	Ord loam, rarely flooded	19.3	7.9%
4723	Pivot-Valentine complex, 0 to 9 percent slopes	43.1	17.7%
5286	Vetal loam, 1 to 3 percent slopes	85.2	35.0%
Totals for Area of Interest		243.5	100.0%



United States
Department of
Agriculture

Farm 1679

12
5-31-17W



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- Section Line

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Farm Service Agency

Rock County, Nebraska

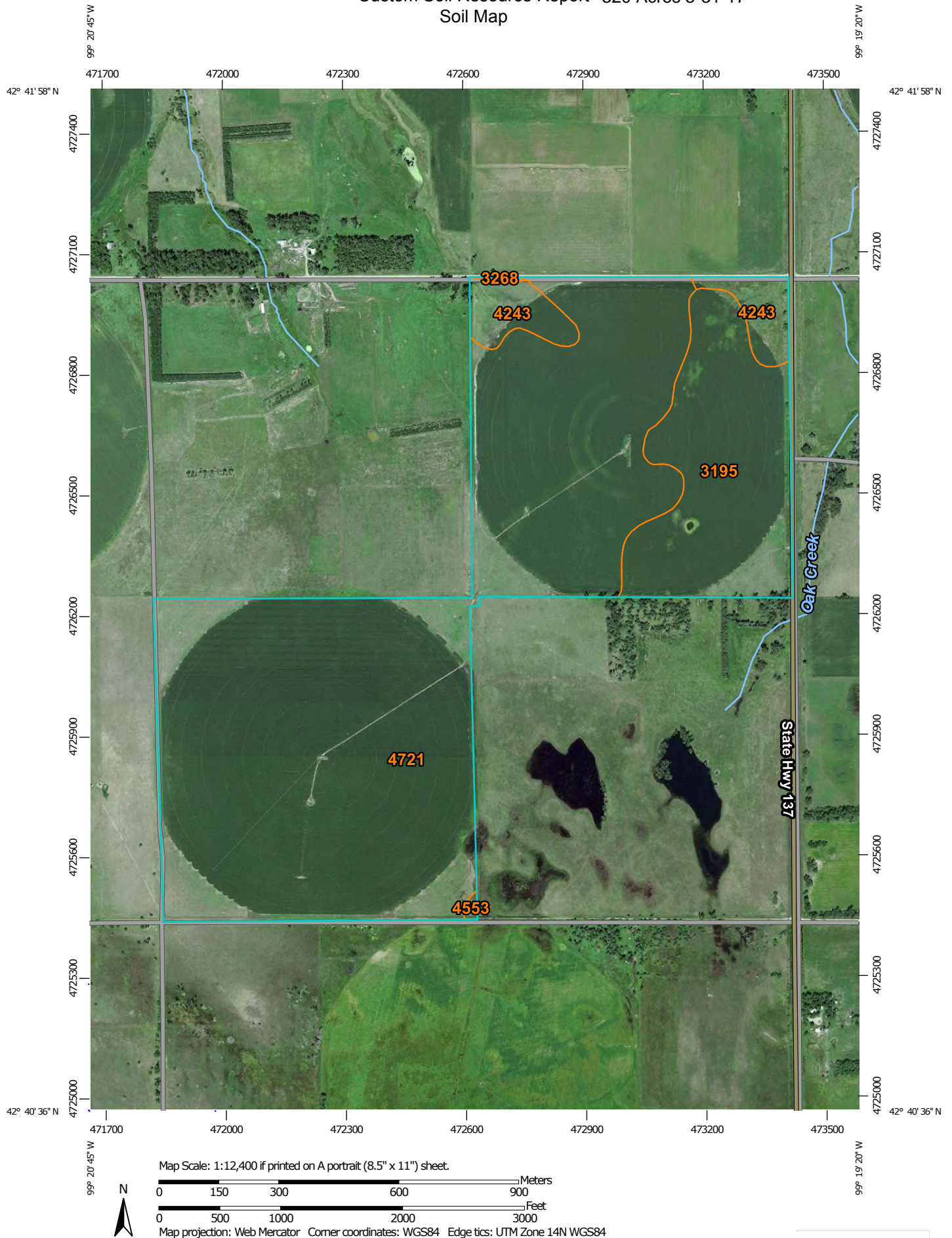
2012 NAIP Imagery

2014 Program Year

Map Created August 22, 2013

1 inch = 736 feet

Custom Soil Resource Report 320 Acres 5-31-17 Soil Map



Map Unit Legend

Rock County, Nebraska (NE149)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3195	Jansen loamy sand, 0 to 2 percent slopes	56.0	17.8%
3268	O'Neill sandy loam, 2 to 6 percent slopes	0.3	0.1%
4243	Ord loam, rarely flooded	14.9	4.8%
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	0.4	0.1%
4721	Pivot loamy sand, 0 to 3 percent slopes	242.7	77.2%
Totals for Area of Interest		314.4	100.0%



United States
Department of
Agriculture

Farm 2127

91
33-32-17W



Common Land Unit

- Cropland
- Non-cropland
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- Section Line

2014 Program Year

Map Created August 22, 2013

Farm Service Agency

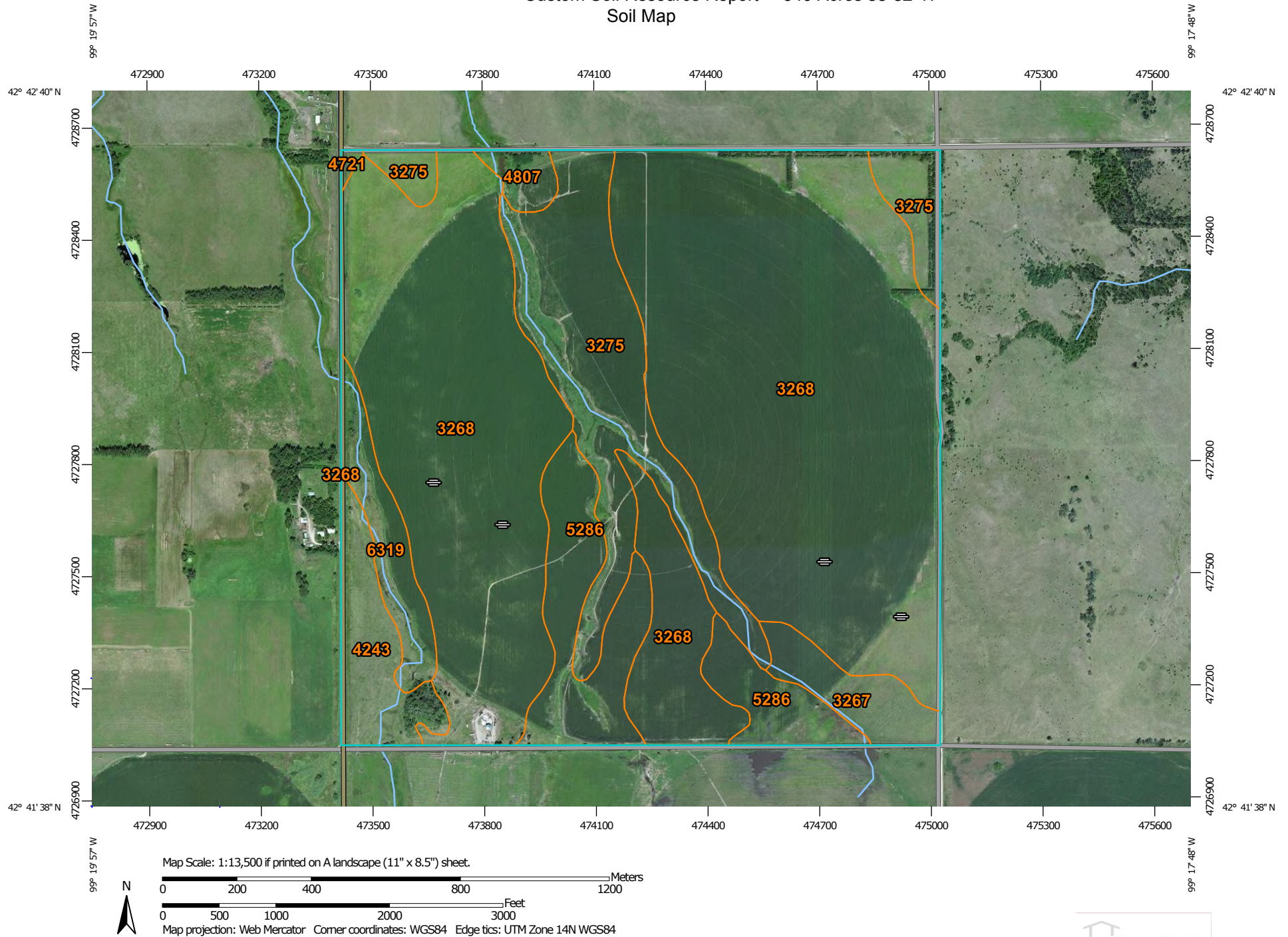
Rock County, Nebraska

2012 NAIP Imagery

1 inch = 727 feet

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Custom Soil Resource Report 640 Acres 33-32-17
Soil Map




Map Unit Legend

Rock County, Nebraska (NE149)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3267	O'Neill sandy loam, 0 to 2 percent slopes	16.7	2.6%
3268	O'Neill sandy loam, 2 to 6 percent slopes	423.4	66.6%
3275	O'Neill-Meadin sandy loams, 6 to 11 percent slopes	91.2	14.3%
4243	Ord loam, rarely flooded	24.7	3.9%
4721	Pivot loamy sand, 0 to 3 percent slopes	0.9	0.1%
4807	Valentine fine sand, rolling	6.2	1.0%
5286	Vetal loam, 1 to 3 percent slopes	53.8	8.5%
6319	Barney-Boel complex, channeled	19.2	3.0%
Totals for Area of Interest		636.2	100.0%

Custom Soil Resource Report


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry


 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rock County, Nebraska
Survey Area Data: Version 12, Jul 30, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 1, 2010—May 4, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Well Information

WellID: 68773 Other Info Logs View as PDF	A	Lower Niobrara 31N 17W 4 NWNW Map It	1/9/1979	750 gpm 15 ft 145 ft Car	--- 160 ft	OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-060965C WellID: 68774 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NWNW Map It	5/17/1976 1/9/1979	500 700 gpm 10 ft 155 ft Car	6 in --- 160 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-081898 WellID: 91037 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NWNW 700 N 675 W Map It	6/3/1994 7/11/1994	500 650 gpm 7 ft 125 ft Car	5 in 147 ft 153 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-121031 WellID: 147963 LN-03010 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NWNW 830 N 1030 W Map It	3/25/2003 4/18/2003	467 1000 gpm 55 ft 115 ft PRO	6 in 150 ft 169 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-169034 WellID: 225213 LN-13123	I A	Rock Lower Niobrara 31N 17W 4 NWNW 705 N 59 W Map It	7/26/2013 9/27/2013	50 450 gpm 26 ft	6 in 150 ft 160 ft	Gordon Hitchcock OwnerID: 76119 85649 State Hwy 7 Ainsworth ,NE 69210

Other Info Logs View as PDF		42° 41' 36.18" 99° 19' 27.00"		105 ft Car		
G-080200 WellID: 88857 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NENW 900 N 1600 W Map It	12/10/1993 2/2/1994	500 450 gpm 7 ft 137 ft Car	--- --- 161 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-081897 WellID: 91036 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NENW 150 N 2580 W Map It	7/11/1994	500 300 gpm 7 ft 99 ft Car	5 in 125 ft 130 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-092395 WellID: 102736 LN-97009 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NENW 1300 N 2542 W Map It	5/23/1997 8/21/1997	500 575 gpm 8 ft 117 ft Car	8 in 160 ft 168 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-092395 WellID: 217695 LN-1297 Other Info Logs View as PDF	I S	Rock Lower Niobrara 31N 17W 4 NENW 1299 N 2543 W Map It 42° 41' 30.48" 99° 18' 53.70"	6/26/2012 10/4/2012	500 450 gpm 16 ft 101 ft Car	6 in 155 ft 169 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-169035 WellID: 225215 LN-13122 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NENW 719 N 1880 W Map It 42° 41' 36.18" 99° 19' 2.64"	8/9/2013 9/27/2013	50 450 gpm 23 ft 102 ft Car	6 in 150 ft 160 ft	Gordon Hitchcock OwnerID: 76119 85649 State Hwy 7 Ainsworth ,NE 69210
G-169033 WellID: 225216 LN-13120 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 SWNW 2589 N 194 W Map It 42° 41' 17.58" 99° 19' 25.02"	7/10/2013 9/27/2013	50 450 gpm 25 ft 100 ft Car	6 in 150 ft 160 ft	Gordon Hitchcock OwnerID: 76119 85649 State Hwy 7 Ainsworth ,NE 69210
G-169032 WellID: 225214 LN-13121 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 SENW 2602 N 2060 W Map It 42° 41' 17.58" 99° 19' 0.00"	7/3/2013 9/27/2013	50 450 gpm 27 ft 105 ft Car	6 in 150 ft 160 ft	Gordon Hitchcock OwnerID: 76119 85649 State Hwy 7 Ainsworth ,NE 69210
G-081049 WellID: 89704 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 NENE 1280 N 1300 E Map It	3/31/1994 4/11/1994	130 --- 11 ft 106 ft Car	--- --- 165 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-146956 WellID: 183235 LN-07021 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 SWNE 1896 N 1841 E Map It 42° 41' 24.66" 99° 18' 42.06"	4/18/2007 11/5/2007	130 220 gpm 23 ft 110 ft Car	4 in 140 ft 160 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-146955 WellID: 184391 LN-07053 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 4 SWNE 2500 N 2241 E Map It 42° 41' 18.66" 99° 18' 47.34"	4/17/2007 11/5/2007	130 220 gpm 24 ft 110 ft Car	4 in 140 ft 160 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-161095 WellID: 213830 Other Info Logs View as PDF	S A	Rock Lower Niobrara 31N 17W 4 SENE 2477 N 371 E Map It 42° 41' 19.02" 99° 18' 22.26"	4/5/2011 12/5/2011	--- 3 gpm 26 ft 28 ft PRO	3 in 40 ft 100 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-019085 WellID: 25170 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 5 NWNE 660 N 1980 E Map It	6/1/1957 1/14/1959	40 400 gpm 8 ft 15 ft PRO	4 in --- 36 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-019084 WellID: 25169	I A	Rock Lower Niobrara		40 400 gpm		Hitchcock Two LLC OwnerID: 36339

Other Info Logs View as PDF		31N 17W 5 NENE 1280 N 1260 E Map It	7/1/1956 1/14/1959	8 ft 14 ft PRO	4 in --- 36 ft	85649 State Hwy 7 Ainsworth ,NE 69210
G-062162 WellID: 70002 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 5 NENE Map It	6/11/1979 7/30/1979	160 450 gpm 15 ft 117 ft PRO	6 in --- 176 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-151500 WellID: 191336 LN-0810 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 5 SWNE 2220 N 2220 E Map It	4/18/2008 12/10/2008	130 250 gpm 11 ft 110 ft Car	4 in 160 ft 170 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-061194 WellID: 69018 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 5 NE Map It	10/15/1975 3/13/1979	160 1000 gpm 11 ft 158 ft PRO	8 in --- 200 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-151499 WellID: 191335 LN-0811 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 5 SESW 300 S 1320 W Map It	4/17/2008 12/10/2008	130 250 gpm 9 ft 110 ft Car	4 in 160 ft 170 ft	Gordon & Shirley A Hitchcock OwnerID: 23639 85649 State Hwy 7 Ainsworth ,NE 69210
G-151499 WellID: 191335 LN-0811 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 5 SESW 300 S 1320 W Map It	4/17/2008 12/10/2008	130 250 gpm 9 ft 110 ft Car	4 in 160 ft 170 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-061195 WellID: 69019 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 17W 5 SW Map It	10/23/1975 3/13/1979	160 850 gpm 6 ft 150 ft PRO	8 in --- 195 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-056067 WellID: 63681 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 18W 18 SWNW Map It	3/2/1977 5/4/1977	120 650 gpm 21 ft 110 ft PRO	7 in --- 235 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-151498 WellID: 191337 LN-0812 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 18W 18 SWNW 2120 N 800 W Map It	4/15/2008 12/10/2008	130 250 gpm 35 ft 110 ft Car	4 in 200 ft 240 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-151496 WellID: 195888 Other Info Logs View as PDF	S A	Rock Lower Niobrara 31N 18W 18 SWNW 2428 N 390 W Map It 42° 39' 35.10" 99° 28' 44.40"	11/4/2008 12/10/2008	--- 12 gpm 12 ft 15 ft PRO	1.25 in 40 ft 105 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
G-056066 WellID: 63680 Other Info Logs View as PDF	I A	Rock Lower Niobrara 31N 18W 18 NW Map It	3/17/1977 5/4/1977	120 400 gpm 37 ft 110 ft PRO	7 in --- 240 ft	Gordon & Shirley A Hitchcock OwnerID: 23639 85649 State Hwy 7 Ainsworth ,NE 69210
G-151874 WellID: 195913 Other Info Logs View as PDF	I A	Rock Lower Niobrara 32N 17W 31 SWSE 1300 S 1350 E Map It	1/1/1977 1/8/2009	123.1 700 gpm 20 ft 140 ft Car	8 in 140 ft 160 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-165692 WellID: 218159 LN-12114 Other Info Logs View as PDF	I A	Rock Lower Niobrara 32N 17W 31 SWSE 515 S 1686 E Map It 42° 41' 48.00" 99° 21' 1.92"	8/3/2012 1/14/2013	123.1 250 gpm 12 ft 150 ft Car	4 in 160 ft 170 ft	Hitchcock Two LLC OwnerID: 36339 85649 State Hwy 7 Ainsworth ,NE 69210
G-060965D WellID: 68775 Other Info Logs View as PDF	I A	Rock Lower Niobrara 32N 17W 33 NESW Map It	11/18/1981 7/9/1982	500 220 gpm 15 ft 90 ft Car	5 in --- 111 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210

G-151873 WellID: 195912	I A	Rock Lower Niobrara 32N 17W 33 NESW 1920 S 2320 W Map It	1/1/1982 1/8/2009	500 150 gpm 15 ft 90 ft Car	4 in 100 ft 120 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
Other Info Logs View as PDF						
G-060965A WellID: 68772	I A	Rock Lower Niobrara 32N 17W 33 SWSW Map It	5/20/1976 1/9/1979	500 750 gpm 13 ft 155 ft Car	6 in --- 158 ft	Hitchcock One LLC OwnerID: 124680 85649 State Hwy 7 Ainsworth ,NE 69210
Other Info Logs View as PDF						
G-151875 WellID: 195911	I A	Rock Lower Niobrara 32N 17W 33 NWSE 1500 S 1440 E Map It	1/1/1982 1/8/2009	497.5 150 gpm 15 ft 90 ft Car	4 in 100 ft 120 ft	Gordon & Shirley A Hitchcock OwnerID: 23639 85649 State Hwy 7 Ainsworth ,NE 69210
Other Info Logs View as PDF						

[Data copy of requested wells.](#)

[Data copy of Geo Logs for requested wells.](#)

[Data copy of Casing Screen for requested wells.](#)

[Data copy of Grout Gravel for requested wells.](#)

[Legend and Notes](#)