

TRACT 1 - 156 ACRES ±

Legal Description: Southeast Quarter of Section 16, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 156 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a Zimmatic 7 tower system and an electric submersible well. Approx. 16 acres (pivot corners) in the Conservation Reserve Program through Sept. 30, 2027, with an annual payment of approx. \$1,417.

Farm Service Agency: (estimate) Corn base – 51.39 acres, Soybeans base – 31.86 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 123.87 acres.

Well Data: (per registration) G-060045, April 1978, 312ft. deep, 110ft. static water level, 750 GPM.

Soil Types: Primarily Holdrege silt loam with areas of Uly and Coly silt loams

2023 Taxes: \$ 6,141.90



TRACT 2 - 158 ACRES ±



Legal Description: Northeast Quarter of Section 21, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 158 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a Valley 8 tower system and an electric submersible well.

Farm Service Agency: (estimate) Corn base – 60.6 acres, Soybeans base – 37.6 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 128.18 acres.

Well Data: (per registration) G-110678,

May 2001, 290ft. deep, 90ft. static water level, 500 GPM.

Soil Types: Primarily Holdrege silt loam with areas of Uly and Coly silt loams

2023 Taxes: \$ 5,303.34



TRACT 3 - 160 ACRES ±

Legal Description: Southwest Quarter of Section 15, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 160 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a Valley pivot system and two electric submersible wells. Approx. 9.28 acres in the two west pivot corners are enrolled in the Conservation Reserve Program through Sept. 30, 2027 with annual payment of \$855.

Farm Service Agency: (estimate) Corn base – 66.35 acres, Soybeans base – 41.13 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 134.25 acres.

Well Data: (per registration) North Well – G-124393, Sept. 2003, 240ft. deep, 68ft. static water level, 400 GPM. South Well – G-124394, Oct. 2003, 218ft. deep, 44ft. static water level, 400 GPM

Soil Types: Uly, Coly and Holdrege silt loams, smaller area of Hobbs silt loam

2023 Taxes: \$ 4,848.26

