



**NORFOLK**  
— FARM —

*Farmland*  
**AUCTION**

HELD LIVE & ONLINE

**PIERCE & MADISON  
COUNTIES, NEBRASKA**

**957<sup>±</sup> ACRES**  
OFFERED IN 6 TRACTS

*May 10th*

10AM | Divots Conference Center  
4200 W. Norfolk Ave. | Norfolk, NE 68701

Quality Irrigated Farmland  
Excellent Investment Opportunity  
Close Proximity to Norfolk, NE

# INFORMATION BOOKLET

ONLINE REGISTRATION DUE BY MAY 9TH AT NOON



**Murray Wise**  
ASSOCIATES LLC

**800.607.6888**

**MurrayWiseAssociates.com**



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*Call (800) 607-6888 or email [liz@mwallc.com](mailto:liz@mwallc.com)  
with any questions.*





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FARMS**

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**AUCTION LOCATION, DATE, TIME: WEDNESDAY, MAY 10<sup>TH</sup> AT 10AM**

Divots Conference Center 4200 West Norfolk Avenue Norfolk, NE 68701

**DIRECTIONS TO AUCTION SITE:** From Norfolk: At the intersection of U.S. Route 81 and U.S. Route 275/W Norfolk Ave. Drive west on U.S. Route 275/W Norfolk Ave for approximately 5 miles. Turn north onto N 43th Avenue, the Divots Convention Center will be on the east side of the road.

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**NORFOLK  
FARMS**

# Farmland AUCTION

HELD LIVE & ONLINE

**PIERCE & MADISON  
COUNTIES, NEBRASKA**

**957<sup>±</sup> ACRES**

OFFERED IN 6 TRACTS

*May 10th*

10AM | Divots Conference Center  
4200 W. Norfolk Ave. | Norfolk, NE 68701

## EXECUTIVE SUMMARY

This quality Nebraska farmland is located in Pierce and Madison Counties and offers a rare opportunity to own over 950 acres of land in the Norfolk area. The property contains 957<sup>±</sup> total acres, with 918.2<sup>±</sup> being FSA cropland acres. Primary soil types are Elsmere loamy fine sand, Thurman loamy fine sand and Boelus-Loretto complex. The 50,000 bushel grain bin located on Tract 1 is not usable in its current condition. CRP Income on Tracts 1 and 2, \$4,938.00 annual payment on a total of 23.77 acres.

Situated in the Lower Elkhorn Natural Resource District (NRD), the property contains 813.98<sup>±</sup> certified irrigated acres. For more information on center-pivot irrigations, wells and power units, please review the Information Book on the Murray Wise Associates website.

*Don't miss out on this unique opportunity!*



## BID IN PERSON OR ONLINE!

To register for online bidding visit  
**[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)** or contact  
us at (800) 607-6888 or [liz@mwallc.com](mailto:liz@mwallc.com).

TRACTS 1 & 2

ONLINE REGISTRATION DUE BY MAY 9TH AT NOON

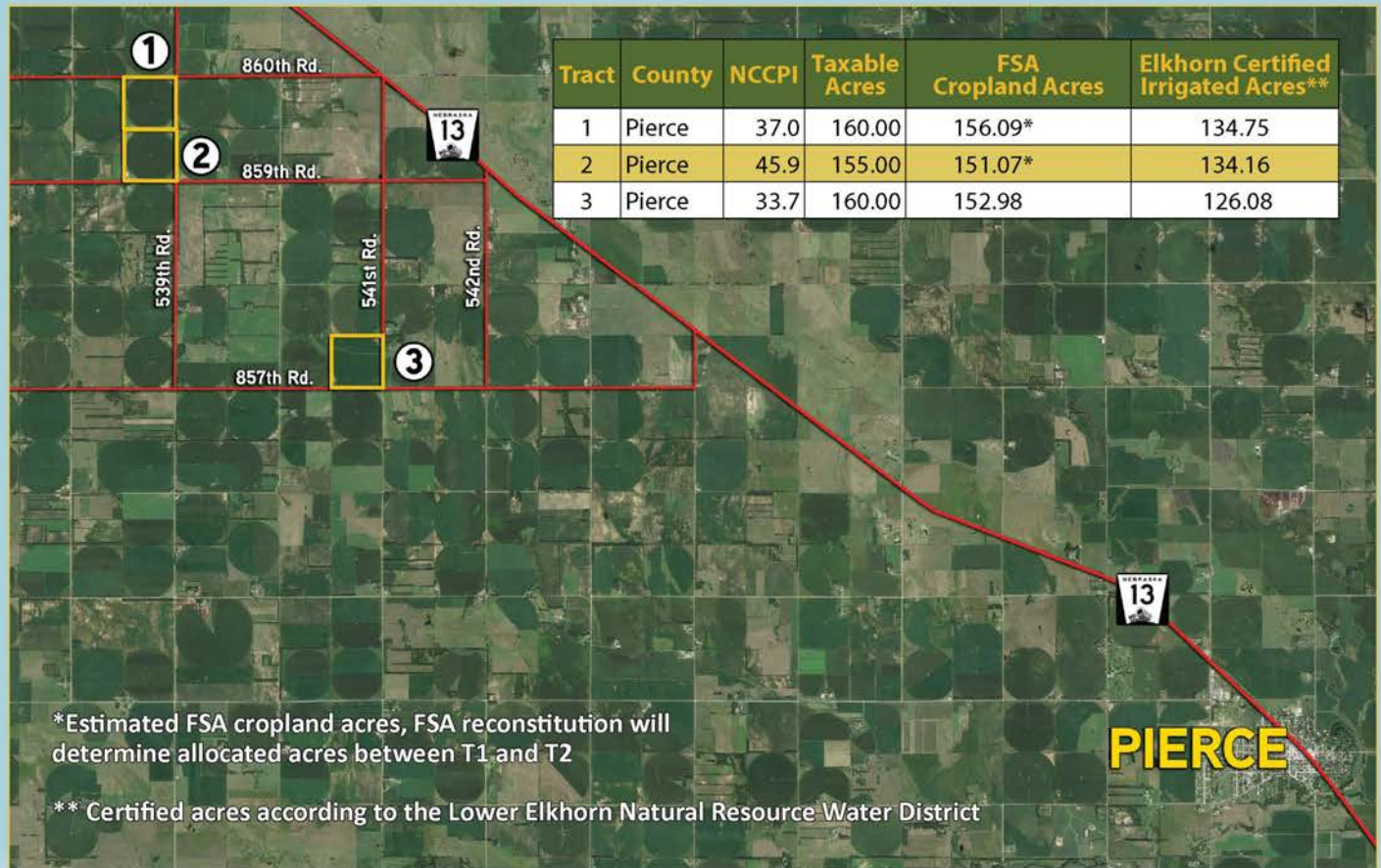


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ASSOCIATES LLC**

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**[MurrayWiseAssociates.com](http://MurrayWiseAssociates.com)**





## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 6 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all parcels have been chosen by a high bidder. Bidding will be in dollars per acre. All tracts will be offered in a virtual online auction format and in person. Bidding and livestream viewing will be available at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com).

**REGISTRATION:** Both onsite bidding and online bidding will compete simultaneously. To participate online, bidders must be registered before Tuesday, May 9 at noon. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase. Visit [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com) to register for online bidding and to place online bids during the auction. Onsite registration will take place prior to 10AM on Wednesday, May 10, 2023. For any questions about online bidding, contact Liz Strom at (800) 607-6888 or [liz@mwallc.com](mailto:liz@mwallc.com).

**ACCEPTANCE OF BID PRICES:** The successful high bidder will enter into a Contract to Purchase immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by seller. Upon the close of the auction the winning bidder will sign the Contract to Purchase in DocuSign.

**DOWN PAYMENT:** A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment may be paid in the form of wire transfer. Should the winning bidder not be approved by the

Seller, the down payment shall be returned to Bidder as soon as practicable. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

**CLOSING:** The closing shall take place on or before June 13, 2023.

**POSSESSION:** Possession will be given at closing, subject to the remaining rights of the current tenant under the 2023 crop lease, which expires on October 31, 2023.

**TITLE:** Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

**REAL ESTATE TAXES & INCOME:** The 2023 taxes shall be split evenly between the seller and buyer(s). The most recent tax figures available will be used to determine the amount of the taxes. The 2024 calendar year taxes and beyond will be the responsibility of the buyer(s). The Seller and buyers will split evenly the income from the 2023 farm leases, and the Seller will assign the remaining portion of the lease to the buyer(s) at closing. The 2023 crop lease expires on October 31, 2023. Please contact auction company for additional information regarding leases and rent information.

**SURVEY:** At the Seller's option, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

**MINERAL RIGHTS:** The sale shall include any and all mineral rights owned by the Seller, if any.

**CRP:** A portion of the property is enrolled in the Conservation Reserve Program (CRP), with a \$4,938

annual payment. The current contract expires September 30, 2026. Seller shall transfer all rights and obligations of that contract to the buyer(s). Call for details on the contract terms.

**ACREAGES:** All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

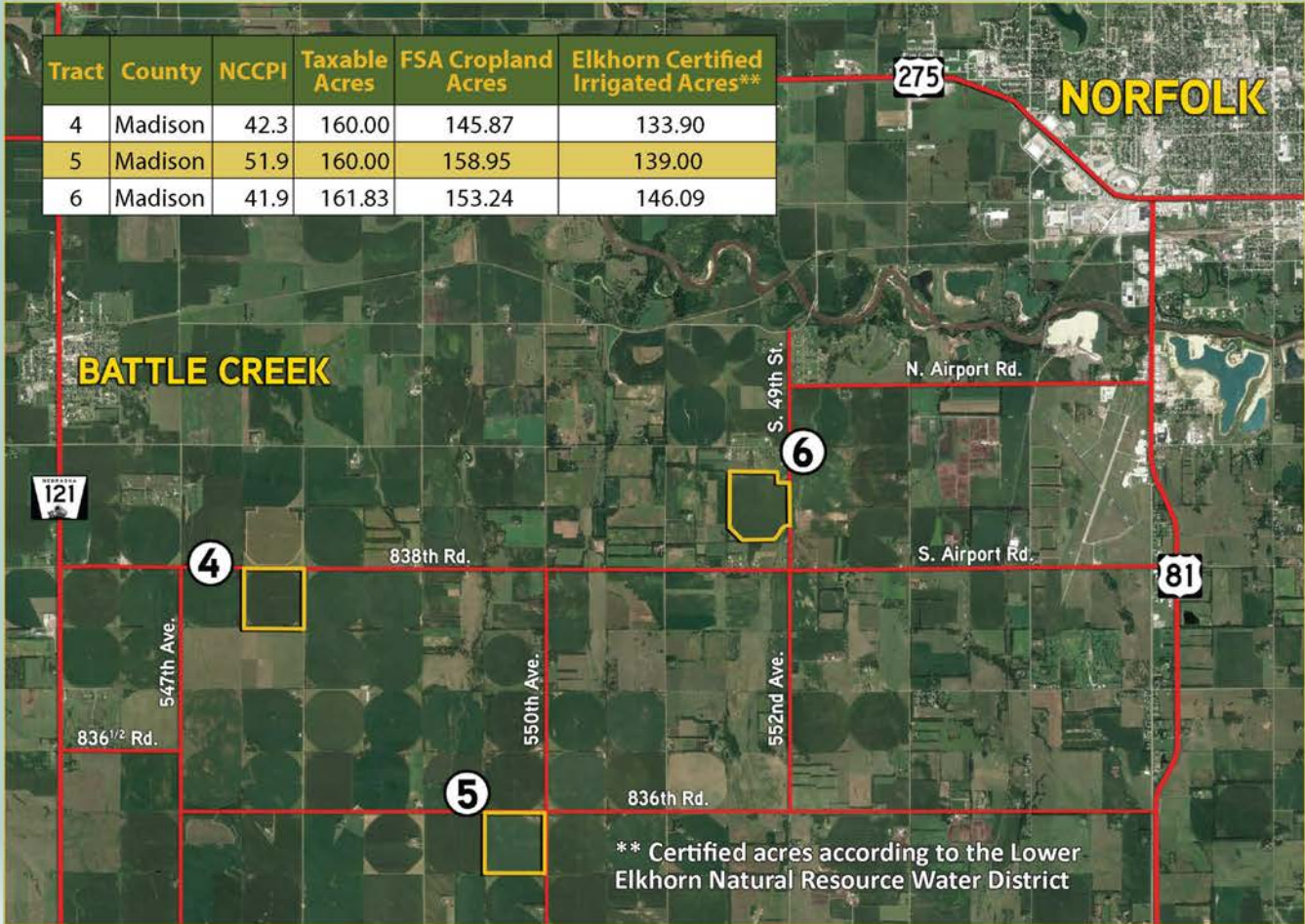
**EASEMENTS & LEASES:** The sale is subject to any and all easements and leases of record.

**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

**AGENCY:** Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

**SELLER:** Cottonwood Valley Land LLC

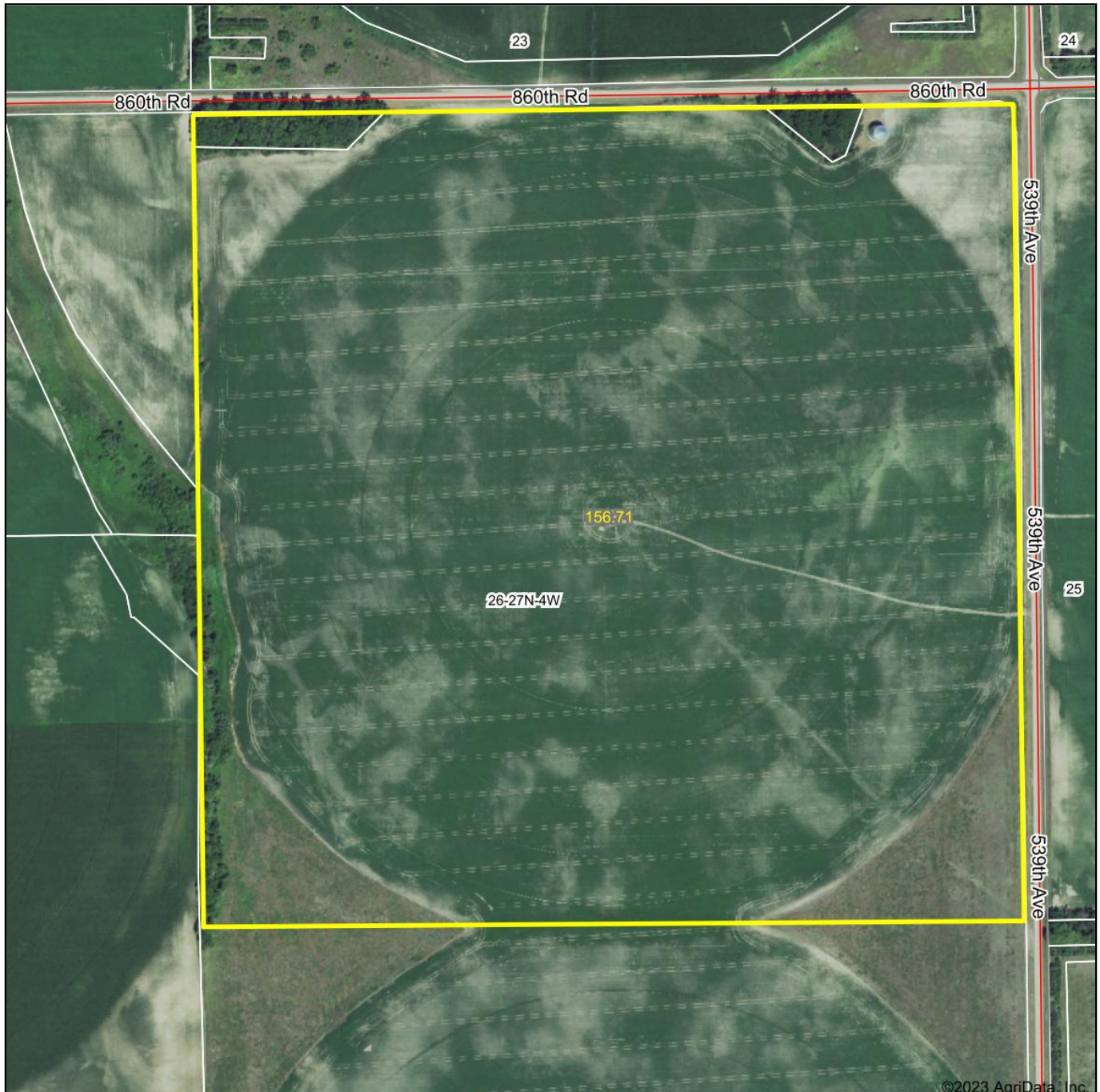






# 8 | AERIAL MAP - TRACT 1

## Aerial Map



©2023 AgriData, Inc.



Map Center: 42° 17' 20.85, -97° 44' 34.97

0ft 498ft 996ft

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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**26-27N-4W**  
**Pierce County**  
**Nebraska**

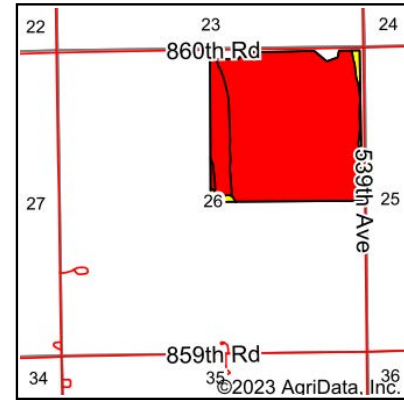


Field borders provided by Farm Service Agency as of 5/21/2008

All boundary lines and acreages are approximated



## Soils Map



State: **Nebraska**  
 County: **Pierce**  
 Location: **26-27N-4W**  
 Township: **South Dry Creek**  
 Acres: **154.51**  
 Date: **3/8/2023**

**Murray Wise**  
 ASSOCIATES LLC

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

Area Symbol: NE139, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*i S
6703	Thurman loamy fine sand, 2 to 6 percent slopes	134.90	87.3%		IVe	3073								35	35	27	
6647	Boelus-Loretto complex, 2 to 6 percent slopes	15.88	10.3%		IIIe	3300	3		65	125			3	49	47	43	
6535	Loretto fine sandy loam, terrace, 0 to 2 percent slopes	1.33	0.9%		Ile	3300	4		70	130			3	61	57	48	
6578	Ortello fine sandy loam, 0 to 2 percent slopes	1.23	0.8%		Ile	3035								64	64	47	
6715	Thurman-Valentine complex, undulating	0.69	0.4%		IVe	2970	2	5	43	121	25	93		23	22	20	
6767	Nora silty clay loam, 6 to 11 percent slopes	0.48	0.3%		IIIe	3200								74	62	47	
Weighted Average					3.86	3097.9	0.4	*	7.5	14.5	0.1	0.4	0.3	*n 37	*n 36.7	*n 29	

\*n: The aggregation method is "Weighted Average using all components"

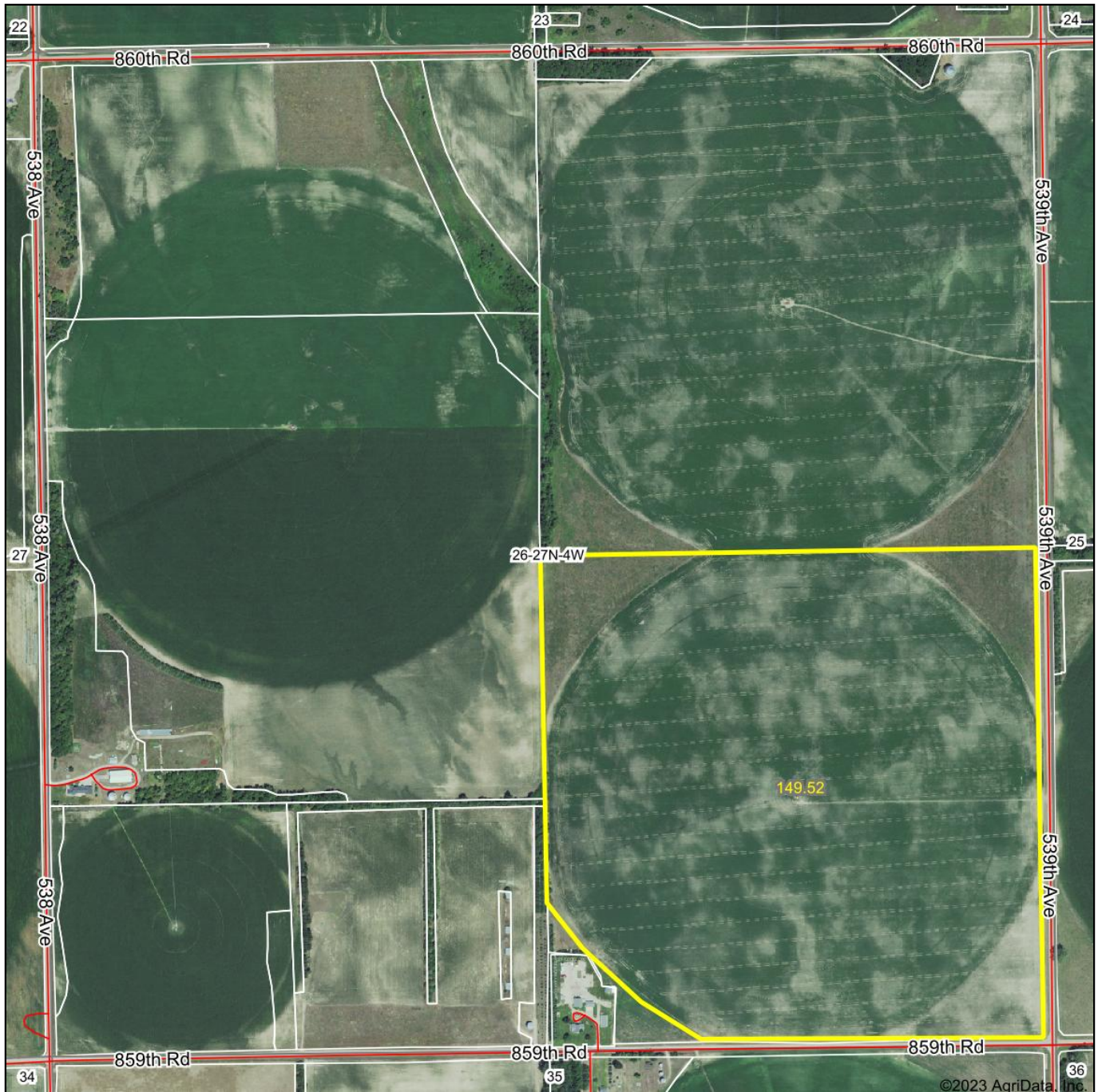
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

All boundary lines and acreages are approximated



Aerial Map



Map Center: 42° 17' 9.15, -97° 44' 49.45

0ft 824ft 1648ft



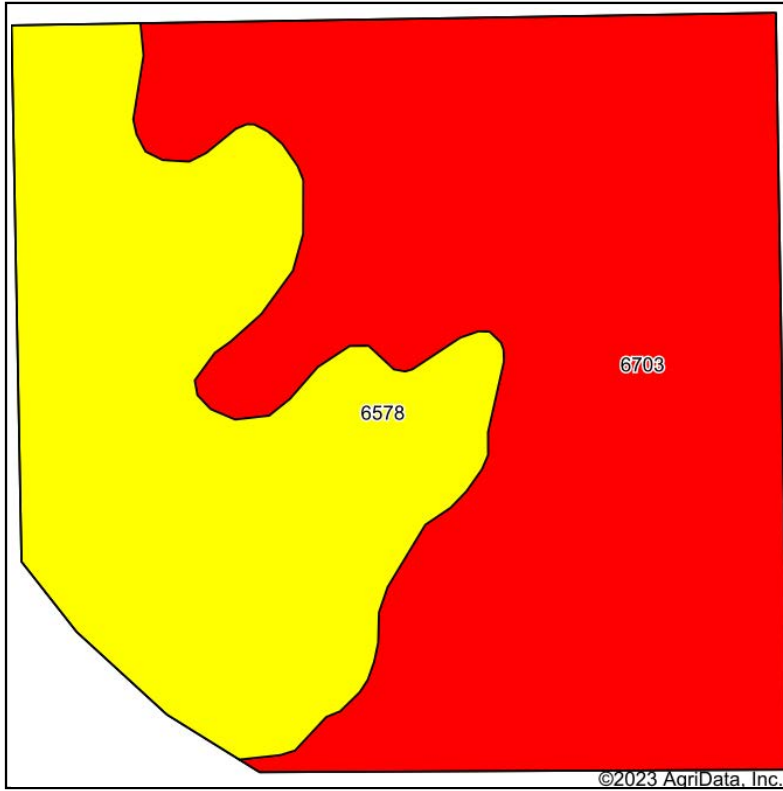
26-27N-4W  
Pierce County  
Nebraska



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



## Soils Map



State: **Nebraska**  
 County: **Pierce**  
 Location: **26-27N-4W**  
 Township: **South Dry Creek**  
 Acres: **149.52**  
 Date: **3/8/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: NE139, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
6703	Thurman loamy fine sand, 2 to 6 percent slopes	93.50	62.5%		IVe	3073	35	35	27	34
6578	Ortello fine sandy loam, 0 to 2 percent slopes	56.02	37.5%		Ile	3035	64	64	47	55
<b>Weighted Average</b>					<b>3.25</b>	<b>3058.8</b>	<b>*n 45.9</b>	<b>*n 45.9</b>	<b>*n 34.5</b>	<b>*n 41.9</b>

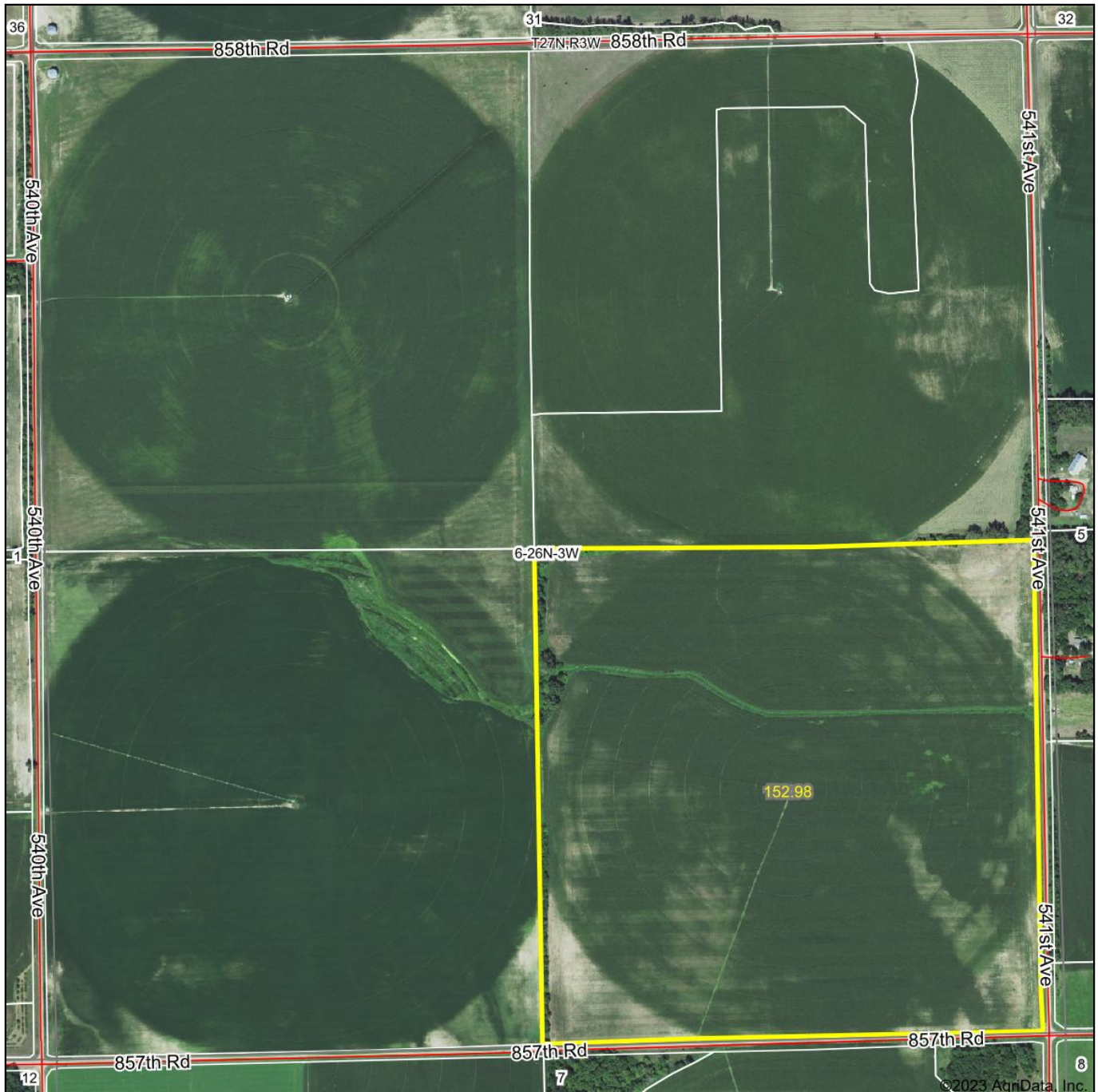
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Aerial Map



Map Center: 42° 15' 25.05, -97° 42' 29.05

0ft 811ft 1622ft

6-26N-3W  
Pierce County  
Nebraska

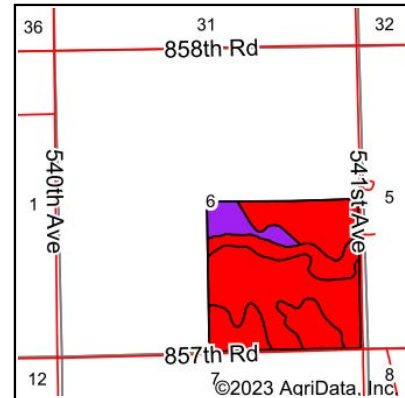
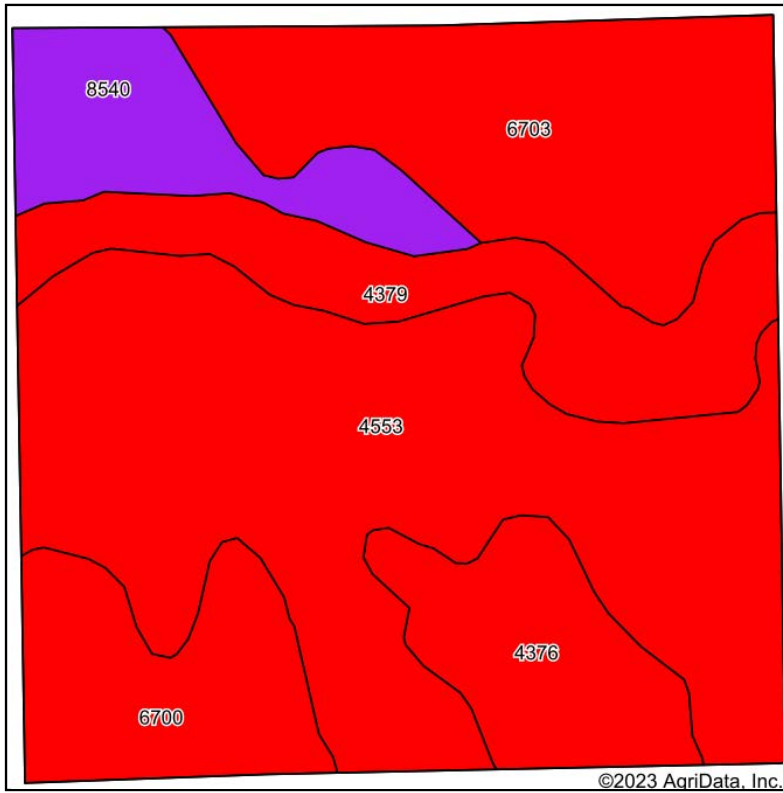


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Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



State: **Nebraska**  
 County: **Pierce**  
 Location: **6-26N-3W**  
 Township: **Clover Valley**  
 Acres: **152.98**  
 Date: **3/8/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: NE139, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Sorghum
4553	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	62.68	41.0%		IVw	4688	3	5	60	99	48	95	4	9	30	30	
6703	Thurman loamy fine sand, 2 to 6 percent slopes	30.32	19.8%		IVe	3073									35	35	
4379	Loup soils, rarely flooded	18.66	12.2%		Vw	5800									24	10	
6700	Thurman loamy fine sand, 0 to 2 percent slopes	14.92	9.8%		IIIe	3080									33	33	
4376	Loup fine sandy loam, rarely flooded	13.51	8.8%		Vw	5500			30				3		37	35	
8540	Ovina fine sandy loam, rarely flooded	12.89	8.4%		IIw	5898	5		64	127			5		60	48	
Weighted Average					3.94	4520.4	1.7	2	32.6	51.3	19.7	38.9	2.3	3.7	*n 33.7	*n 30.8	

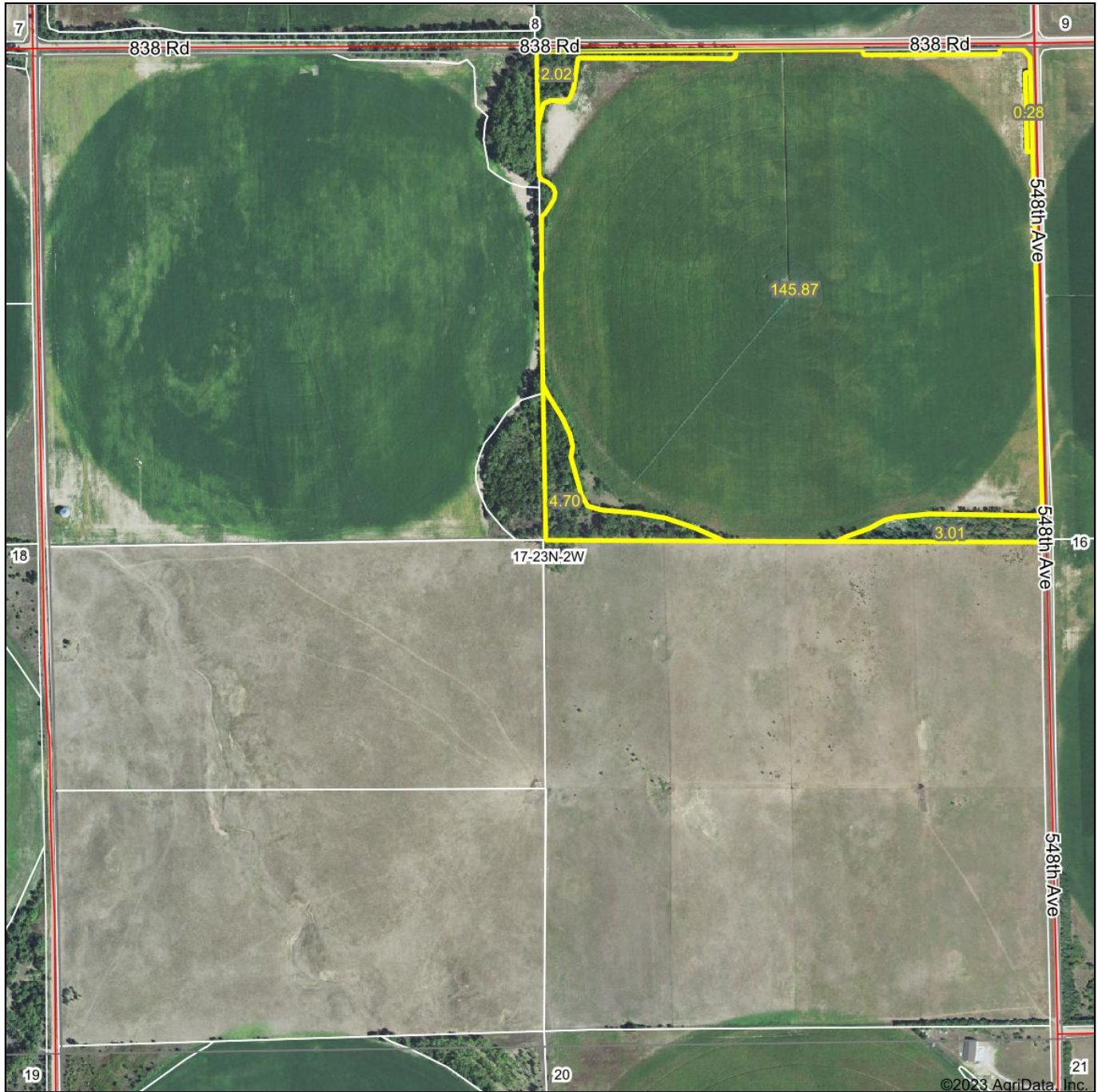
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Aerial Map



Map Center: 41° 58' 2.05, -97° 34' 17.59



**17-23N-2W**  
**Madison County**  
**Nebraska**

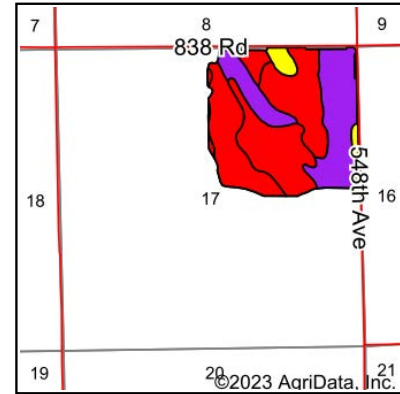
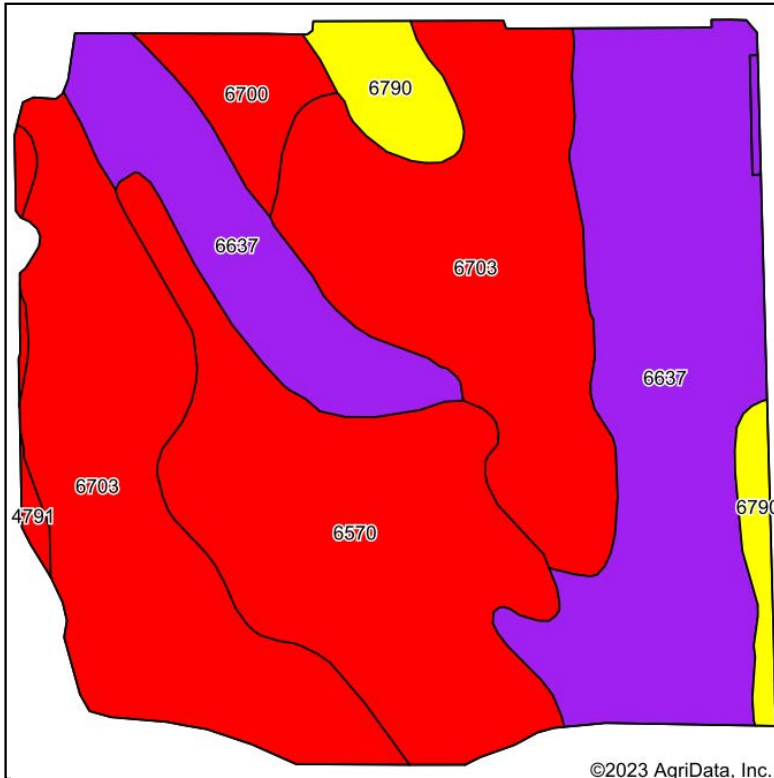


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Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



State: **Nebraska**  
 County: **Madison**  
 Location: **17-23N-2W**  
 Township: **Battle Creek**  
 Acres: **146.15**  
 Date: **3/8/2023**



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Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: NE119, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	*n NCCPI Overall	*n NCCPI Corn	*n N S C
6703	Thurman loamy fine sand, 2 to 6 percent slopes	56.23	38.5%		Ive	3073									35	35	
6637	Boelus loamy fine sand, 2 to 6 percent slopes	47.45	32.5%		IIle	3040									57	57	
6570	Thurman loamy fine sand, terrace, 0 to 2 percent slopes	30.27	20.7%		IIle	3113									31	31	
6790	Loretto fine sandy loam, 2 to 6 percent slopes	6.34	4.3%		IIle	3300	4	6	77	137	78	118	3	10	61	56	
6700	Thurman loamy fine sand, 0 to 2 percent slopes	4.73	3.2%		IIle	3080									33	33	
4791	Valentine fine sand, undulating	1.13	0.8%		Vle	2523									23	22	
Weighted Average					3.41	3076.4	0.2	0.3	3.3	5.9	3.4	5.1	0.1	0.4	*n 42.3	*n 42.1	

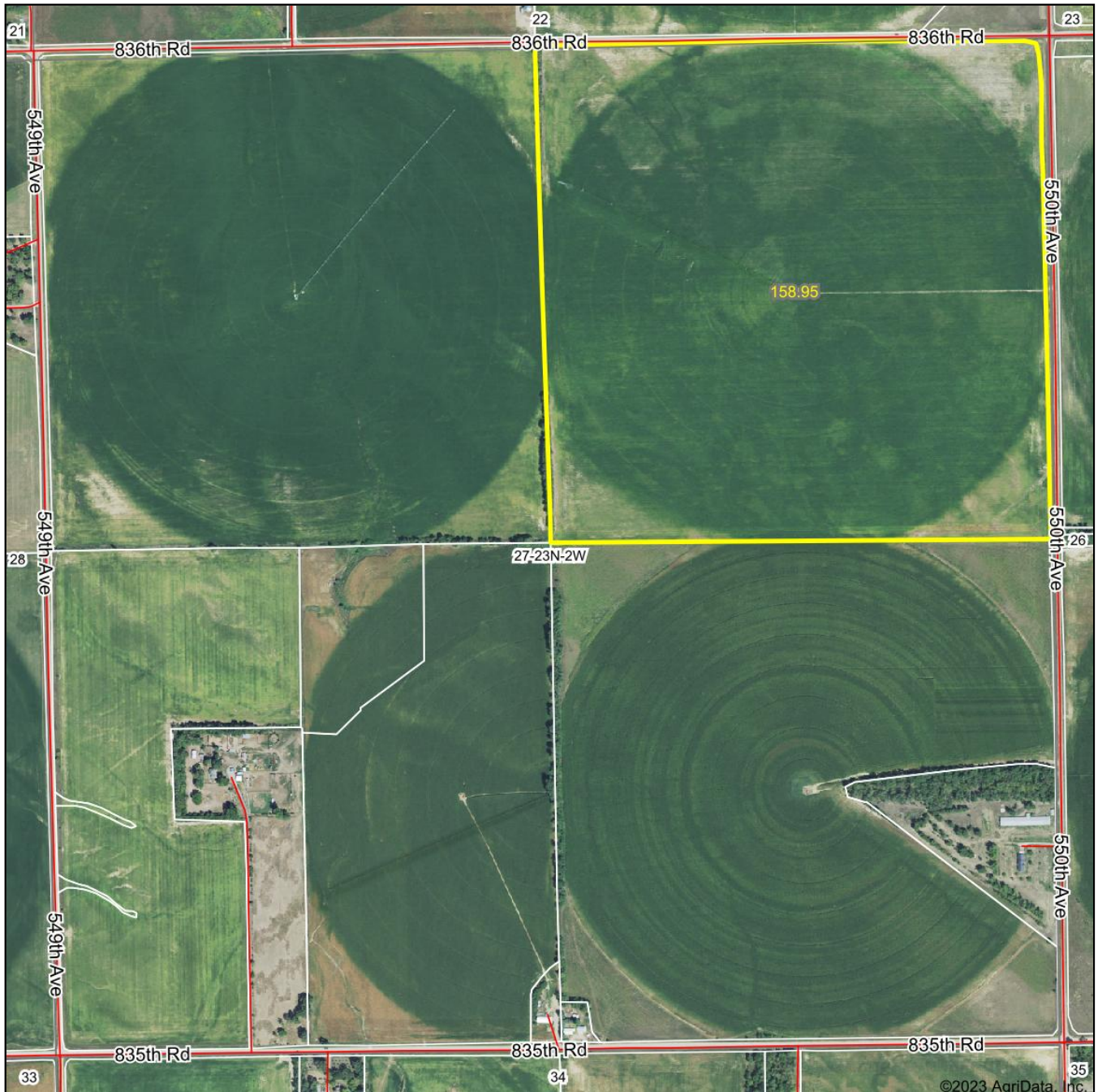
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Aerial Map



Map Center: 41° 56' 17.39, -97° 31' 58.58

0ft 818ft 1636ft

27-23N-2W  
Madison County  
Nebraska

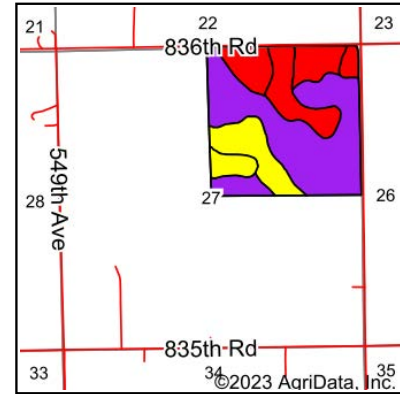
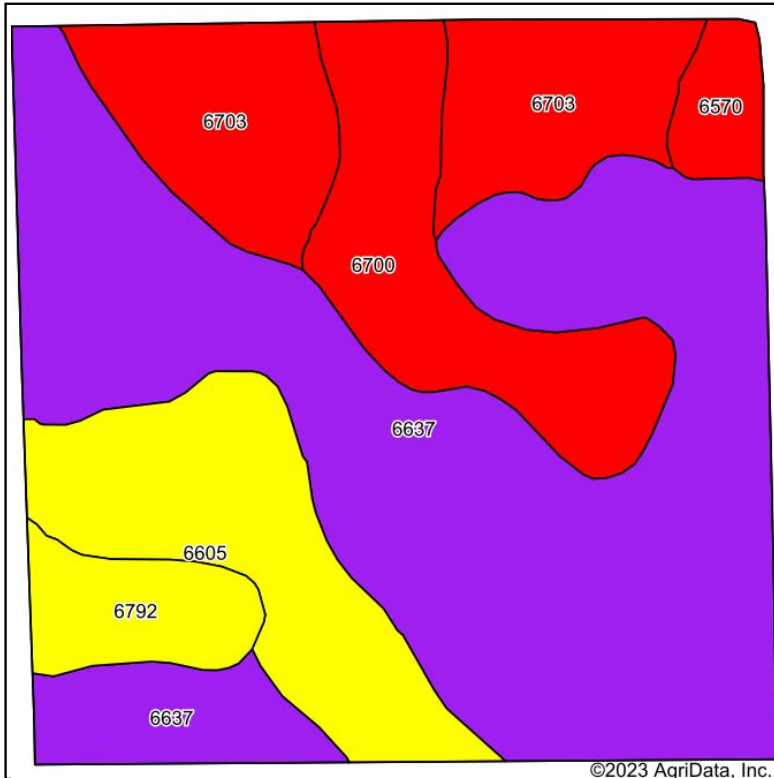


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Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



State: **Nebraska**  
 County: **Madison**  
 Location: **27-23N-2W**  
 Township: **Battle Creek**  
 Acres: **158.95**  
 Date: **3/8/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: NE119, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	*n NCCPI Overall	*n NCCPI Corn	*n N S C
6637	Boelus loamy fine sand, 2 to 6 percent slopes	84.02	52.9%		IIIe	3040									57	57	
6703	Thurman loamy fine sand, 2 to 6 percent slopes	24.23	15.2%		IVe	3073									35	35	
6605	Bazile loam, 2 to 6 percent slopes	20.93	13.2%		IIIe	3192	2	5	50	126					67	66	
6700	Thurman loamy fine sand, 0 to 2 percent slopes	18.88	11.9%		IIIe	3080									33	33	
6792	Loretto loam, 2 to 6 percent slopes	7.18	4.5%		Ile	3200	4	6	81	139	83	120	4	11	66	63	
6570	Thurman loamy fine sand, terrace, 0 to 2 percent slopes	3.71	2.3%		IIIe	3113									31	31	
<b>Weighted Average</b>					<b>3.11</b>	<b>3078.7</b>	<b>0.4</b>	<b>0.9</b>	<b>10.2</b>	<b>22.9</b>	<b>3.7</b>	<b>5.4</b>	<b>0.2</b>	<b>0.5</b>	<b>*n 51.9</b>	<b>*n 51.6</b>	

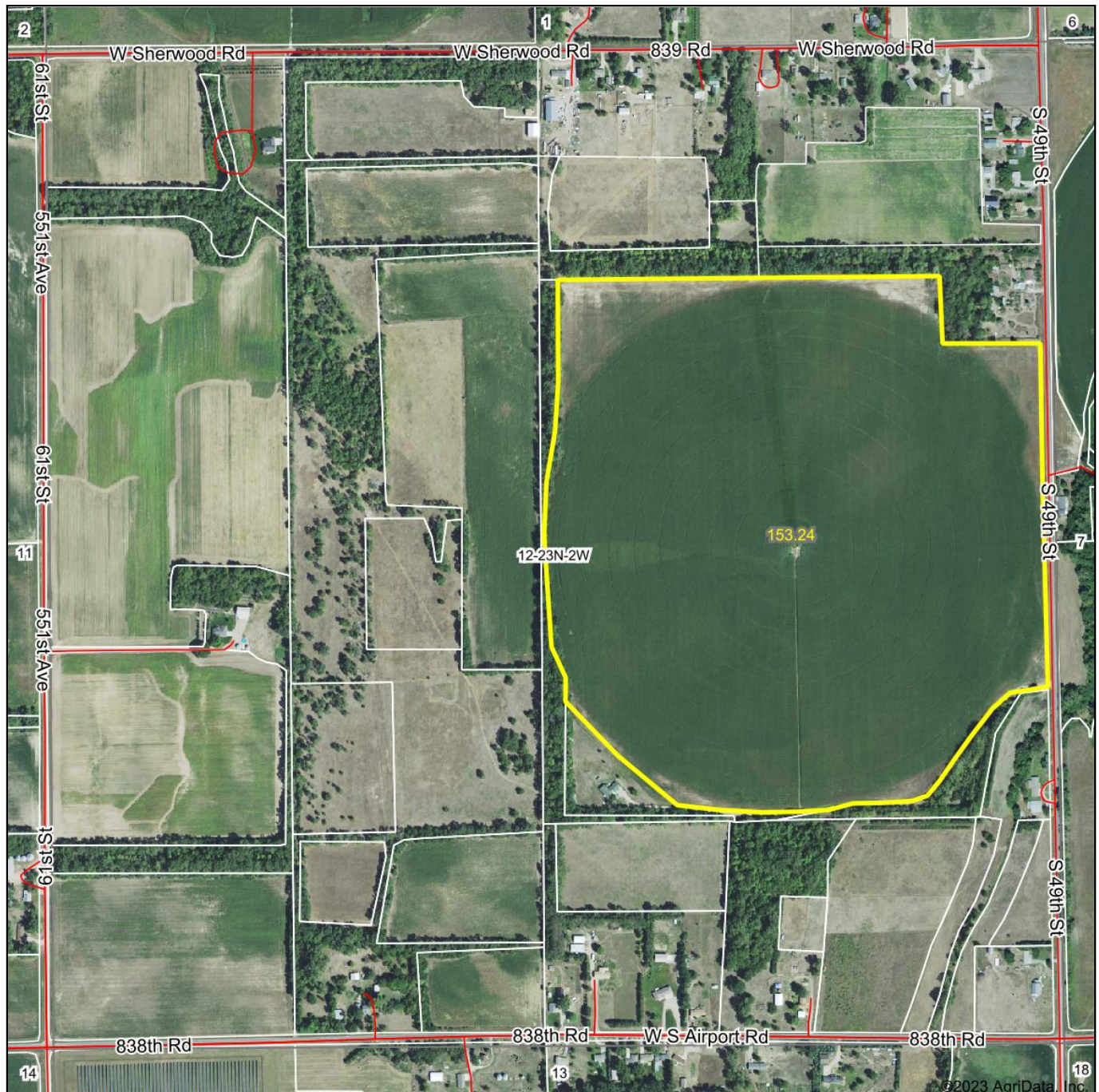
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



### Aerial Map



Map Center: 41° 58' 53.79, -97° 29' 39.5

0ft 826ft 1652ft

**12-23N-2W**  
**Madison County**  
**Nebraska**

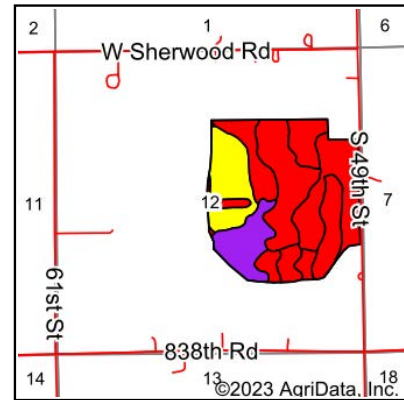
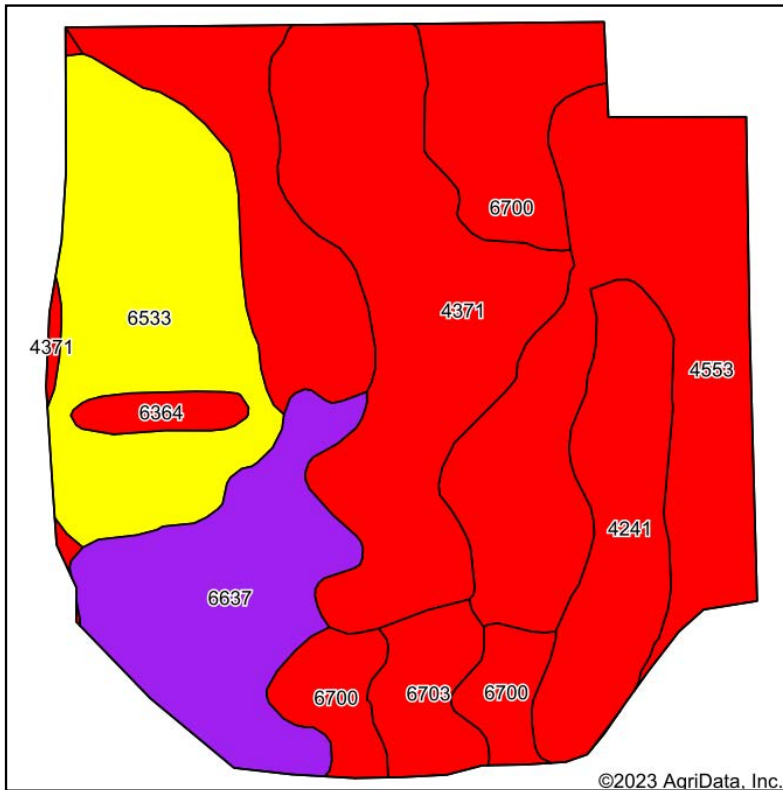


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Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



State: **Nebraska**  
 County: **Madison**  
 Location: **12-23N-2W**  
 Township: **Battle Creek**  
 Acres: **153.24**  
 Date: **3/8/2023**

**Murray Wise**  
 ASSOCIATES LLC

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

Area Symbol: NE119, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	*n NCCPI Overall	*n NCCPI Corn
4553	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	30.97	20.2%		IVw	4688	3	5	60	99	48	95	4	9	30	30
4371	Libory loamy fine sand, 3 to 6 percent slopes	29.54	19.3%		IIIe	3300	3	5	64	121	60	110	3	9	38	37
6700	Thurman loamy fine sand, 0 to 2 percent slopes	29.21	19.1%		IIIe	3080									33	33
6533	Loretto fine sandy loam, 0 to 2 percent slopes	24.78	16.2%		Ile	3300	4	7	87	145	88	122	4	11	62	57
6637	Boelus loamy fine sand, 2 to 6 percent slopes	18.52	12.1%		IIIe	3040									57	57
4241	Ord fine sandy loam, occasionally flooded	13.17	8.6%		IIw	5900	3	6	61	121	65	105	4	9	46	36
6703	Thurman loamy fine sand, 2 to 6 percent slopes	5.03	3.3%		IVe	3073									35	35
6364	Obert silty clay loam, frequently ponded	2.02	1.3%		VIw	6000									19	7
Weighted Average					3.03	3758.8	2.1	3.6	43.8	77.2	41.1	69.2	2.4	6.1	*n 41.9	*n 39.9

\*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.

All boundary lines and acreages are approximated



# PLAT MAP - TRACTS 1&2

# South Dry Creek Township

## T.27N R.4W

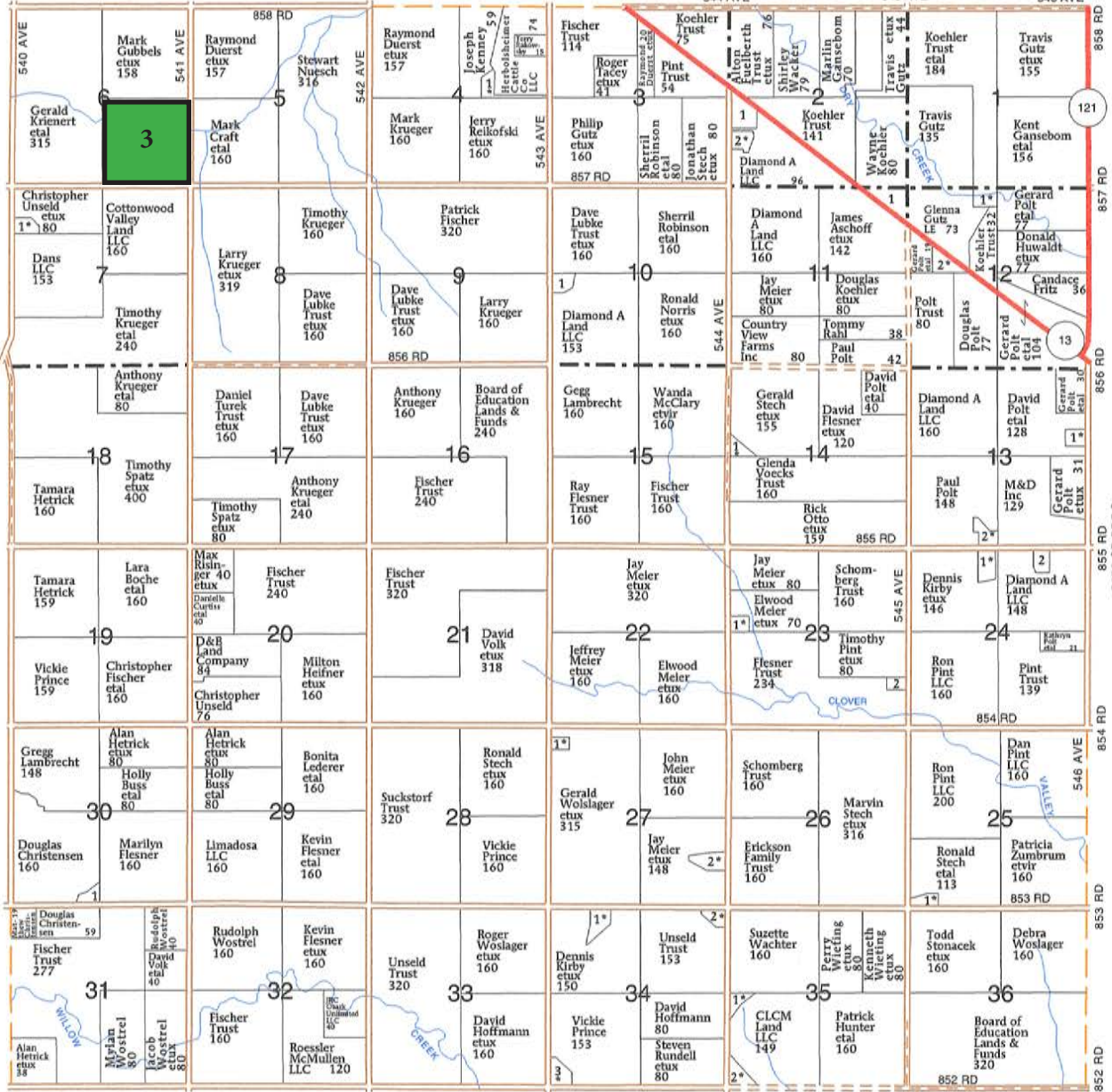


All boundary lines and acreages are approximated



# Clover Valley Township

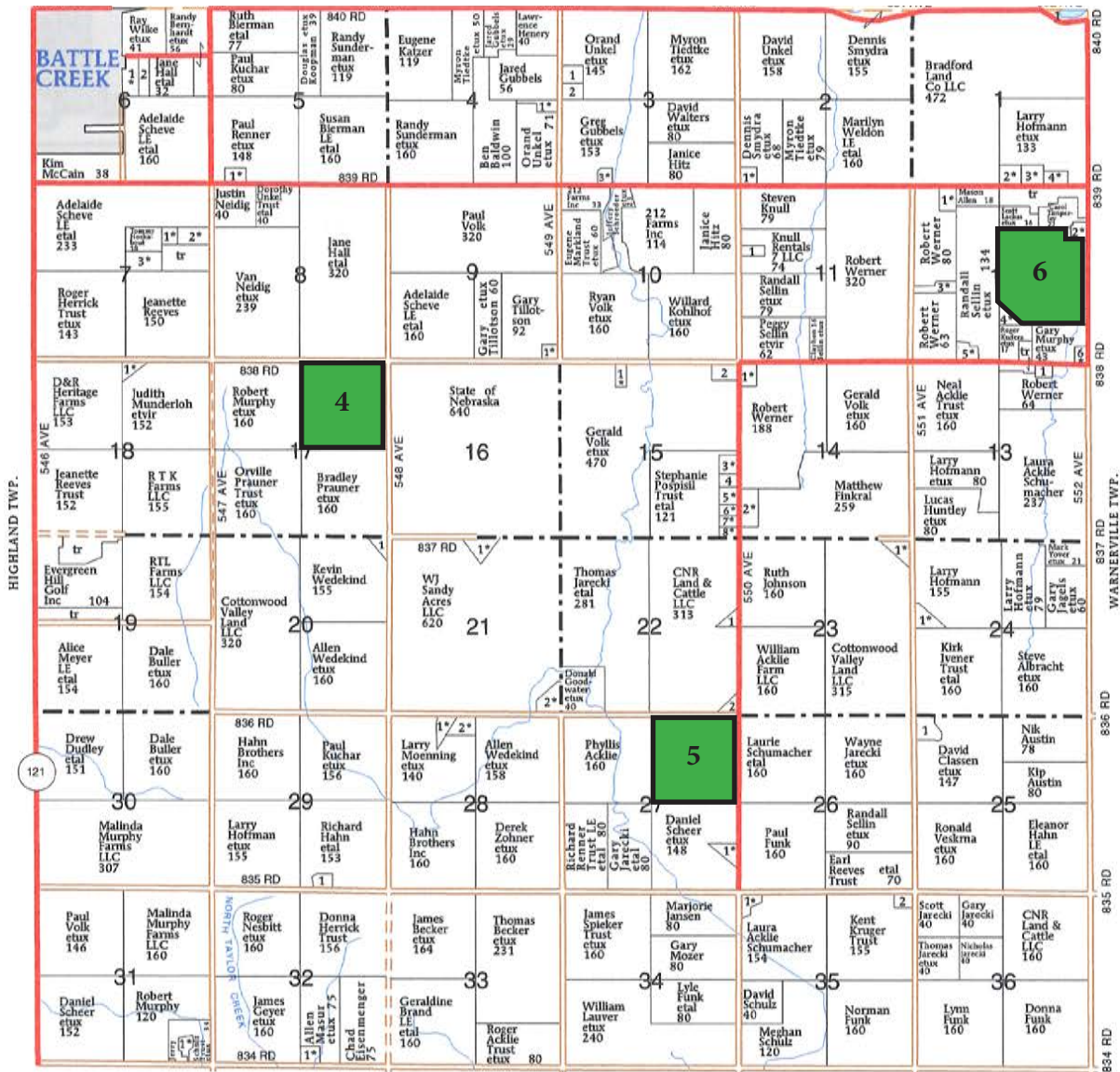
## T.26N R.3W





# Battle Creek Township

## T.23N R.2W





# TAX INFORMATION - TRACT 1 | 23

2/25/2023

Pierce County Assessor



Parcel Information	
<b>Parcel ID:</b>	700023044
<b>Map Number</b>	
<b>State Geo Code</b>	1001-26-1-00000-000-0000
<b>Cadastral #</b>	387
<b>Images</b>	<a href="#">Photo #1</a> <a href="#">Photo #2</a>
<b>Current Owner:</b>	
<b>Situs Address:</b>	
<b>Tax District:</b>	45
<b>School District:</b>	PLAINVIEW 5, 70-0005
<b>Account Type:</b>	Agricultural
<b>Legal Description:</b>	26 27 4 NE1-4 160 26-27-4
<b>Lot Width:</b>	N/A
<b>Lot Depth:</b>	N/A
<b>Total Lot Size:</b>	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2022	\$760,635	\$693,565	\$67,070	\$0
2021	\$760,635	\$693,565	\$67,070	\$0

Yearly Tax Information		
Year	Amount	Levy
2022	\$7,633.78	1.129563

2022 Tax Levy	
Description	Rate
NORTHEAST COMM	0.09250000
LENRD FUND	0.02296800
PLAINVIEW FIRE	0.03354200
ESU #8	0.01500000
PLAINVIEW 5	0.74486600
PIERCE COUNTY	0.21473300
AG SOCIETY	0.00595400



# 24 | TAX INFORMATION - TRACT 1

2/25/2023

Pierce County Assessor



Agricultural Land Information					
Soil Symbol	Landuse	LVG	Unit Value	Acres	Total Value
6535	DRY	1D	\$4,165.00	1.980	\$8,245.00
6578	DRY	1D	\$4,165.00	0.920	\$3,830.00
6647	DRY	2D	\$3,740.00	5.410	\$20,235.00
6703	DRY	3D1	\$3,250.00	16.200	\$52,650.00
6715	DRY	3D	\$1,915.00	0.090	\$170.00
6767	DRY	3D	\$3,150.00	0.460	\$1,450.00
6647	IRRG	2A	\$4,845.00	9.910	\$48,015.00
6703	IRRG	3A1	\$4,760.00	116.480	\$554,445.00
6767	IRRG	4A1	\$3,670.00	0.530	\$1,945.00
RD	ROAD	RD	\$0.00	3.950	\$0.00
SBT	SHLT	SBT	\$200.00	3.090	\$620.00
BS	SITE	BS	\$2,000.00	0.980	\$1,960.00
			<b>Total:</b>	160	\$693,565.00

5 Year Sales History
No previous sales information is available (for the past 5 years).

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Rural
<b>Property Class:</b>	Agricultural	<b>City Size:</b>	No Population
<b>Zoning:</b>	Agricultural	<b>Lot Size:</b>	40.01-160.00 ac.

Residential Datasheet			
<b>Zoning:</b>	Agricultural	<b>Quality:</b>	
<b>Year Built:</b>	0	<b>Condition:</b>	N/A
<b>Exterior:</b>	N/A	<b>Style:</b>	N/A
<b>Bedrooms:</b>	0	<b>Bathrooms:</b>	0.00
<b>Plumbing Fixtures:</b>	0	<b>Heating/Cooling:</b>	
<b>Basement Size:</b>	0 sq. ft	<b>Min Finish:</b>	0 sq. ft
<b>Building Size:</b>	0 sq. ft	<b>Part Finish:</b>	0 sq. ft

Outbuilding Data				
Description	Units	Year Built	Cost	
Steel Bin, without Drying, 30' - 59' Dia	54,527	2016	\$39,500	



# TAX INFORMATION - TRACT 2 | 25



2/25/2023

Pierce County Assessor

Parcel Information	
<b>Parcel ID:</b>	700023087
<b>Map Number</b>	
<b>State Geo Code</b>	1001-26-4-00000-000-0000
<b>Cadastral #</b>	3876-1
<b>Images</b>	
<b>Current Owner:</b>	
<b>Situs Address:</b>	
<b>Tax District:</b>	45
<b>School District:</b>	PLAINVIEW 5, 70-0005
<b>Account Type:</b>	Agricultural
<b>Legal Description:</b>	26 27 4 SE1-4 26-27-4 155 AC (LESS 5 A IN SW1-4SE1-4)
<b>Lot Width:</b>	N/A
<b>Lot Depth:</b>	N/A
<b>Total Lot Size:</b>	N/A

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2022	\$724,475	\$724,475	\$0	\$0
2021	\$724,475	\$724,475	\$0	\$0

Yearly Tax Information		
<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2022	\$7,256.86	1.129563

2022 Tax Levy	
<u>Description</u>	<u>Rate</u>
NORTHEAST COMM	0.09250000
LENRD FUND	0.02296800
PLAINVIEW FIRE	0.03354200
ESU #8	0.01500000
PLAINVIEW 5	0.74486600
PIERCE COUNTY	0.21473300
AG SOCIETY	0.00595400

Agricultural Land Information					
<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>	<u>Total Value</u>
6578	DRY	1D	\$4,165.00	5.240	\$21,825.00
6703	DRY	3D1	\$3,250.00	13.040	\$42,380.00
6578	IRRG	1A	\$5,260.00	50.570	\$266,000.00
6703	IRRG	3A1	\$4,760.00	82.830	\$394,270.00
RD	ROAD	RD	\$0.00	3.320	\$0.00
			<b>Total:</b>	155	\$724,475.00



## 26 | TAX INFORMATION - TRACT 2

2/25/2023

Pierce County Assessor



### 5 Year Sales History

No previous sales information is available (for the past 5 years).

### Property Classification

<b>Status:</b>	Unimproved	<b>Location:</b>	Rural
<b>Property Class:</b>	Agricultural	<b>City Size:</b>	No Population
<b>Zoning:</b>	Agricultural	<b>Lot Size:</b>	40.01-160.00 ac.

### Residential Datasheet

<b>Zoning:</b>	Agricultural	<b>Quality:</b>	
<b>Year Built:</b>	0	<b>Condition:</b>	N/A
<b>Exterior:</b>	N/A	<b>Style:</b>	N/A
<b>Bedrooms:</b>	0	<b>Bathrooms:</b>	0.00
<b>Plumbing Fixtures:</b>	0	<b>Heating/Cooling:</b>	
<b>Basement Size:</b>	0 sq. ft	<b>Min Finish:</b>	0 sq. ft
<b>Building Size:</b>	0 sq. ft	<b>Part Finish:</b>	0 sq. ft

2/25/2023

Pierce County Assessor



Parcel Information	
<b>Parcel ID:</b>	700031367
<b>Map Number</b>	
<b>State Geo Code</b>	1221-06-4-00000-000-0000
<b>Cadastral #</b>	4977
<b>Images</b>	
<b>Current Owner:</b>	
<b>Situs Address:</b>	
<b>Tax District:</b>	50
<b>School District:</b>	PLAINVIEW 5, 70-0005
<b>Account Type:</b>	Agricultural
<b>Legal Description:</b>	6 26 3 SE1-4 160 6-26-3
<b>Lot Width:</b>	N/A
<b>Lot Depth:</b>	N/A
<b>Total Lot Size:</b>	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2022	\$675,085	\$675,085	\$0	\$0
2021	\$675,085	\$675,085	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2022	\$6,657.88	1.114121

2022 Tax Levy	
Description	Rate
NORTHEAST COMM	0.09250000
LENRD FUND	0.02296800
PIERCE FIRE	0.01810000
ESU #8	0.01500000
PLAINVIEW 5	0.74486600
PIERCE COUNTY	0.21473300
AG SOCIETY	0.00595400



# 28 | TAX INFORMATION - TRACT 3

2/25/2023

Pierce County Assessor



Agricultural Land Information					
Soil Symbol	Landuse	LVG	Unit Value	Acres	Total Value
4376	DRY	4D1	\$2,195.00	1.780	\$3,905.00
4379	DRY	4D1	\$2,195.00	0.330	\$725.00
4553	DRY	3D	\$3,150.00	4.460	\$14,050.00
6700	DRY	2D	\$3,740.00	6.950	\$25,995.00
6703	DRY	3D1	\$3,250.00	7.250	\$23,565.00
8540	DRY	2D1	\$3,925.00	4.930	\$19,350.00
4379	GRT1	1G1T1	\$1,330.00	0.640	\$850.00
4553	GRT1	1G1T1	\$1,330.00	0.030	\$40.00
6703	GRT1	2G1T1	\$1,155.00	0.370	\$425.00
8540	GRT1	1G1T1	\$1,330.00	1.030	\$1,370.00
4376	IRRG	4A1	\$3,670.00	11.850	\$43,490.00
4379	IRRG	4A1	\$3,670.00	17.880	\$65,620.00
4553	IRRG	2A	\$4,845.00	58.840	\$285,080.00
6700	IRRG	2A	\$4,845.00	7.950	\$38,520.00
6703	IRRG	3A1	\$4,760.00	24.590	\$117,050.00
8540	IRRG	2A1	\$4,930.00	7.110	\$35,050.00
RD	ROAD	RD	\$0.00	4.010	\$0.00
			<b>Total:</b>	160	\$675,085.00

5 Year Sales History	
No previous sales information is available (for the past 5 years).	

Property Classification			
<b>Status:</b>	Unimproved	<b>Location:</b>	Rural
<b>Property Class:</b>	Agricultural	<b>City Size:</b>	No Population
<b>Zoning:</b>	Agricultural	<b>Lot Size:</b>	40.01-160.00 ac.

Residential Datasheet			
<b>Zoning:</b>	Agricultural	<b>Quality:</b>	
<b>Year Built:</b>	0	<b>Condition:</b>	N/A
<b>Exterior:</b>	N/A	<b>Style:</b>	N/A
<b>Bedrooms:</b>	0	<b>Bathrooms:</b>	0.00
<b>Plumbing Fixtures:</b>	0	<b>Heating/Cooling:</b>	
<b>Basement Size:</b>	0 sq. ft	<b>Min Finish:</b>	0 sq. ft
<b>Building Size:</b>	0 sq. ft	<b>Part Finish:</b>	0 sq. ft

2/25/2023

Madison County Assessor



Parcel Information	
<b>Parcel ID</b>	590142704
<b>Links</b>	
<b>Map Number</b>	1553-17-0-00000-000-0001
<b>Neighborhood</b>	2-AGLAND AREA #2
<b>Area #</b>	2
<b>Current Owner</b>	
<b>Mailing Address</b>	
<b>Situs Address</b>	
<b>Tax District</b>	(78) 5BC
<b>School District</b>	6103 (BATTLE CREEK 5)
<b>Legal Description</b>	NE1/4 17-23-2 160 AC
<b>Class</b>	Agricultural

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$663,452	\$0	\$0	\$663,452

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2021	\$647,651	\$0	\$0	\$647,651	\$8,489.88
2020	\$647,651	\$0	\$0	\$647,651	\$8,412.58
2019	\$674,615	\$0	\$0	\$674,615	\$8,702.36
2018	\$785,822	\$0	\$0	\$785,822	\$9,528.92
2017	\$790,292	\$0	\$0	\$790,292	\$9,724.50



# 30 | TAX INFORMATION - TRACT 4



2/25/2023

Madison County Assessor

Yearly Tax Information		
Year	Amount	Levy
2022	\$8,853.36	1.480196

2022 Tax Levy	
Description	Rate
COUNTY GENERAL	0.396564
ROAD/BRIDGE BOND	0.005000
BC FIRE GENERAL FUND	0.035000
AMBULANCE FUND	0.000000
NE COMM COLL GEN	0.074000
NE COMM COLL CAP IMP	0.020000
NE COMM COLL HAZ MAT/ADA	0.000000
NE COMM COLL GEN FD LB38	0.000000
RR TRANS SAFETY GENERAL	0.007203
LOWER ELKHORN GENERAL	0.023236
BATTLE CREEK 5	0.889301
SPECIAL BLDG	0.000000
BC AFF 5 BD 9-12	0.050108
ESU 8 GENERAL	0.015000
AG SOCIETY GENERAL	0.010858
AG SOCIETY CAPITAL CONST	0.000000
BATTLE CREEK 5 BD K-8	0.028897
BC BOND 22	0.000000

## 5 Year Sales History

Extensive sales information is available For Madison County On a subscription basis by contacting a county staff member at (402) 454-3311.

## Agricultural Land Information

Soil Symbol	Soil Desc	Landuse	LVG	Spot LVG	Unit Value	Acres	Total Value
6790	LORETTO FINE SANDY LOAM, 2-6% SLOPES	DRY	2D		3,900	1.1	4,290
1500	ROADS	ROAD			0	4	0
4791	VALENTINE FINE SAND, 3-9% SLOPES	SHLT			500	4.6	2,300
6570	THURMAN LOAMY FINE SAND, THICK, 0-2% SLOPES	SHLT			500	0.3	150
6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	SHLT			500	0.8	400
6790	LORETTO FINE SANDY LOAM, 2-6% SLOPES	SHLT			500	0.1	50
6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	SHLT			500	1.8	900



2/25/2023

Madison County Assessor

6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	DRY	2D		3,900	10.8	42,120
6570	THURMAN LOAMY FINE SAND, THICK, 0-2% SLOPES	IRRIGA	2A		4,675	30.5	142,588
6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	IRRIGA	2A		4,675	5.1	23,843
6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	IRRIGA	2A		4,675	36.5	170,638
6790	LORETTO FINE SANDY LOAM, 2-6% SLOPES	IRRIGA	2A		4,675	4.7	21,973
6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	DRY	2D		3,900	0.5	1,950
6703	THURMAN LOAMY FINE SAND, 2-6% SLOPES	SHLT			500	2.2	1,100
6703	THURMAN LOAMY FINE SAND, 2-6% SLOPES	IRRIGA	3A1		4,450	54.5	242,525
6703	THURMAN LOAMY FINE SAND, 2-6% SLOPES	DRY	3D1		3,450	2.5	8,625
Totals						160	663,452

Photo



# 32 | TAX INFORMATION - TRACT 5

2/25/2023

Madison County Assessor



Parcel Information	
<b>Parcel ID</b>	590143263
<b>Links</b>	
<b>Map Number</b>	1553-27-0-00000-000-0001
<b>Neighborhood</b>	2-AGLAND AREA #2
<b>Area #</b>	2
<b>Current Owner</b>	
<b>Mailing Address</b>	
<b>Situs Address</b>	
<b>Tax District</b>	(78) 5BC
<b>School District</b>	6103 (BATTLE CREEK 5)
<b>Legal Description</b>	NE1/4 27-23-2 160 AC
<b>Class</b>	Agricultural

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$715,852	\$0	\$0	\$715,852

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2021	\$699,100	\$0	\$0	\$699,100	\$9,164.32
2020	\$699,100	\$0	\$0	\$699,100	\$9,080.86
2019	\$732,921	\$0	\$0	\$732,921	\$9,454.44
2018	\$859,469	\$0	\$0	\$859,469	\$10,421.96
2017	\$862,469	\$0	\$0	\$862,469	\$10,612.64

# TAX INFORMATION - TRACT 5 | 33



2/25/2023

Madison County Assessor

Yearly Tax Information		
Year	Amount	Levy
2022	\$9,552.62	1.480196

2022 Tax Levy	
Description	Rate
COUNTY GENERAL	0.396564
ROAD/BRIDGE BOND	0.005000
BC FIRE GENERAL FUND	0.035000
AMBULANCE FUND	0.000000
NE COMM COLL GEN	0.074000
NE COMM COLL CAP IMP	0.020000
NE COMM COLL HAZ MAT/ADA	0.000000
NE COMM COLL GEN FD LB38	0.000000
RR TRANS SAFETY GENERAL	0.007203
LOWER ELKHORN GENERAL	0.023236
BATTLE CREEK 5	0.889301
SPECIAL BLDG	0.000000
BC AFF 5 BD 9-12	0.050108
ESU 8 GENERAL	0.015000
AG SOCIETY GENERAL	0.010858
AG SOCIETY CAPITAL CONST	0.000000
BATTLE CREEK 5 BD K-8	0.028897
BC BOND 22	0.000000

## 5 Year Sales History

Extensive sales information is available For Madison County On a subscription basis by contacting a county staff member at (402) 454-3311.

## Agricultural Land Information


Soil Symbol	Soil Desc	Landuse	LVG	Spot LVG	Unit Value	Acres	Total Value
6792	LORETTO LOAM, 2-6% SLOPES	DRY	1D		4,475	0.3	1,343
6570	THURMAN LOAMY FINE SAND, THICK, 0-2% SLOPES	DRY	2D		3,900	1.7	6,630
6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	DRY	2D		3,900	6.4	24,960
6703	THURMAN LOAMY FINE SAND, 2-6% SLOPES	DRY	3D1		3,450	1.6	5,520
6570	THURMAN LOAMY FINE SAND, THICK, 0-2% SLOPES	IRRIGA	2A		4,675	1.9	8,883
6605	BAZILE LOAM, 2-6% SLOPES	IRRIGA	2A		4,675	20.9	97,708
6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	IRRIGA	2A		4,675	75.8	354,365



34 | TAX INFORMATION - TRACT 5

2/25/2023

Madison County Assessor



6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	IRRIGA	2A		4,675	17.8	83,215
6792	LORETTO LOAM, 2-6% SLOPES	IRRIGA	2A		4,675	6.7	31,323
6703	THURMAN LOAMY FINE SAND, 2-6% SLOPES	IRRIGA	3A1		4,450	22.9	101,905
1500	ROADS	ROAD			0	4	0
					Totals	160	715,852

Photo	

# TAX INFORMATION - TRACT 6 | 35

2/25/2023

Madison County Assessor



Parcel Information	
<b>Parcel ID</b>	590142305
<b>Links</b>	
<b>Map Number</b>	1553-12-0-00000-000-0002
<b>Neighborhood</b>	2-AGLAND AREA #2
<b>Area #</b>	2
<b>Current Owner</b>	
<b>Mailing Address</b>	
<b>Situs Address</b>	
<b>Tax District</b>	(78) 5BC
<b>School District</b>	6103 (BATTLE CREEK 5)
<b>Legal Description</b>	PT NE1/4 12-23-2 82.96 AC
<b>Class</b>	Agricultural

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$380,118	\$0	\$0	\$380,118

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2021	\$369,722	\$0	\$0	\$369,722	\$4,846.58
2020	\$369,722	\$0	\$0	\$369,722	\$4,802.44
2019	\$379,941	\$0	\$0	\$379,941	\$4,901.16
2018	\$443,626	\$0	\$0	\$443,626	\$5,379.44
2017	\$447,606	\$0	\$0	\$447,606	\$5,507.76



# 36 | TAX INFORMATION - TRACT 6



2/25/2023

Madison County Assessor

Yearly Tax Information		
Year	Amount	Levy
2022	\$5,072.46	1.480196

2022 Tax Levy	
Description	Rate
COUNTY GENERAL	0.396564
ROAD/BRIDGE BOND	0.005000
BC FIRE GENERAL FUND	0.035000
AMBULANCE FUND	0.000000
NE COMM COLL GEN	0.074000
NE COMM COLL CAP IMP	0.020000
NE COMM COLL HAZ MAT/ADA	0.000000
NE COMM COLL GEN FD LB38	0.000000
RR TRANS SAFETY GENERAL	0.007203
LOWER ELKHORN GENERAL	0.023236
BATTLE CREEK 5	0.889301
SPECIAL BLDG	0.000000
BC AFF 5 BD 9-12	0.050108
ESU 8 GENERAL	0.015000
AG SOCIETY GENERAL	0.010858
AG SOCIETY CAPITAL CONST	0.000000
BATTLE CREEK 5 BD K-8	0.028897
BC BOND 22	0.000000

## 5 Year Sales History

Extensive sales information is available For Madison County On a subscription basis by contacting a county staff member at (402) 454-3311.

## Agricultural Land Information

Soil Symbol	Soil Desc	Landuse	LVG	Spot LVG	Unit Value	Acres	Total Value
6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	DRY	2D		3,900	5.1	19,890
4553	ELSMERE LOAMY FINE SAND, 0-3% SLOPES	DRY	3D		3,225	4.1	13,223
4371	LIBORY LOAMY FINE SAND, 3-6% SLOPES	DRY	2D		3,900	0.6	2,340
6533	LORETTO FINE SANDY LOAM, 0-2% SLOPES	DRY	1D		4,475	3	13,425
6364	OBERT SILTY CLAY LOAM, FREQ FLOODED	IRRIGA	4A		3,050	0.2	610
6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	IRRIGA	2A		4,675	16.2	75,735

# TAX INFORMATION - TRACT 6 | 37



2/25/2023

Madison County Assessor

4371	LIBORY LOAMY FINE SAND, 3-6% SLOPES	IRRIGA	2A		4,675	19.5	91,163
6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	IRRIGA	2A		4,675	0.1	468
4241	ORD FINE SANDY LOAM, FREQ FLOODED	IRRIGA	2A1		4,750	3	14,250
6533	LORETTO FINE SANDY LOAM, 0-2% SLOPES	IRRIGA	1A		5,100	16.66	84,966
4553	ELSMERE LOAMY FINE SAND, 0-3% SLOPES	IRRIGA	2A		4,675	13.7	64,048
1500	ROADS	ROAD			0	0.8	0
					Totals	82.96	380,118

Photo	



# 38 | TAX INFORMATION - TRACT 6

2/25/2023

Madison County Assessor



Parcel Information	
<b>Parcel ID</b>	590142389
<b>Links</b>	
<b>Map Number</b>	1553-12-0-00000-000-0017
<b>Neighborhood</b>	2-AGLAND AREA #2
<b>Area #</b>	2
<b>Current Owner</b>	
<b>Mailing Address</b>	
<b>Situs Address</b>	
<b>Tax District</b>	(78) 5BC
<b>School District</b>	6103 (BATTLE CREEK 5)
<b>Legal Description</b>	PT SE1/4 12-23-2 78.87 AC
<b>Class</b>	Agricultural

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$356,178	\$0	\$0	\$356,178

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2021	\$347,236	\$0	\$0	\$347,236	\$4,551.82
2020	\$347,236	\$0	\$0	\$347,236	\$4,510.34
2019	\$359,272	\$0	\$0	\$359,272	\$4,634.54
2018	\$419,546	\$0	\$0	\$419,546	\$5,087.44
2017	\$423,216	\$0	\$0	\$423,216	\$5,207.66

# TAX INFORMATION - TRACT 6 | 39



2/25/2023

Madison County Assessor

Yearly Tax Information		
Year	Amount	Levy
2022	\$4,752.98	1.480196

2022 Tax Levy	
Description	Rate
COUNTY GENERAL	0.396564
ROAD/BRIDGE BOND	0.005000
BC FIRE GENERAL FUND	0.035000
AMBULANCE FUND	0.000000
NE COMM COLL GEN	0.074000
NE COMM COLL CAP IMP	0.020000
NE COMM COLL HAZ MAT/ADA	0.000000
NE COMM COLL GEN FD LB38	0.000000
RR TRANS SAFETY GENERAL	0.007203
LOWER ELKHORN GENERAL	0.023236
BATTLE CREEK 5	0.889301
SPECIAL BLDG	0.000000
BC AFF 5 BD 9-12	0.050108
ESU 8 GENERAL	0.015000
AG SOCIETY GENERAL	0.010858
AG SOCIETY CAPITAL CONST	0.000000
BATTLE CREEK 5 BD K-8	0.028897
BC BOND 22	0.000000

## 5 Year Sales History

Extensive sales information is available for Madison County on a subscription basis by contacting a county staff member at (402) 454-3311.

## Agricultural Land Information


Soil Symbol	Soil Desc	Landuse	LVG	Spot LVG	Unit Value	Acres	Total Value
1500	ROADS	ROAD			0	0.59	0
6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	IRRIGA	2A		4,675	16.78	78,447
6364	OBERT SILTY CLAY LOAM, FREQ FLOODED	IRRIGA	4A		3,050	1.6	4,880
4553	ELSMERE LOAMY FINE SAND, 0-3% SLOPES	IRRIGA	2A		4,675	15.3	71,528
4371	LIBORY LOAMY FINE SAND, 3-6% SLOPES	IRRIGA	2A		4,675	9	42,075
4241	ORD FINE SANDY LOAM, FREQ FLOODED	DRY	2D1		4,000	0.4	1,600
4241	ORD FINE SANDY LOAM, FREQ FLOODED	IRRIGA	2A1		4,750	9.6	45,600

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TAX INFORMATION - TRACT 6

2/25/2023

Madison County Assessor



6533	LORETTO FINE SANDY LOAM, 0-2% SLOPES	IRRIGA	1A		5,100	6.5	33,150
4553	ELSMERE LOAMY FINE SAND, 0-3% SLOPES	DRY	3D		3,225	4.2	13,545
6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	DRY	2D		3,900	1.1	4,290
6637	BOELUS LOAMY FINE SAND, 2-6% SLOPES	DRY	2D		3,900	2.4	9,360
6700	THURMAN LOAMY FINE SAND, 1-3% SLOPES	IRRIGA	2A		4,675	6.1	28,518
6703	THURMAN LOAMY FINE SAND, 2-6% SLOPES	DRY	3D1		3,450	0.4	1,380
6703	THURMAN LOAMY FINE SAND, 2-6% SLOPES	IRRIGA	3A1		4,450	4.9	21,805
Totals						78.87	356,178

Photo	



NEBRASKA  
PIERCE  
Form: FSA-156EZ



FARM : 5698  
Prepared : 3/17/23 4:08 PM CST  
Crop Year : 2023

**Tract Number** : 6603 Tract 1 and 2

**Description** : E2 26-27-4  
**FSA Physical Location** : NEBRASKA/PIERCE  
**ANSI Physical Location** : NEBRASKA/PIERCE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
309.41	307.16	307.16	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	283.39	0.00	23.77	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	187.06	0.00	179
Soybeans	96.33	0.00	52
<b>TOTAL</b>	<b>283.39</b>	<b>0.00</b>	

#### NOTES

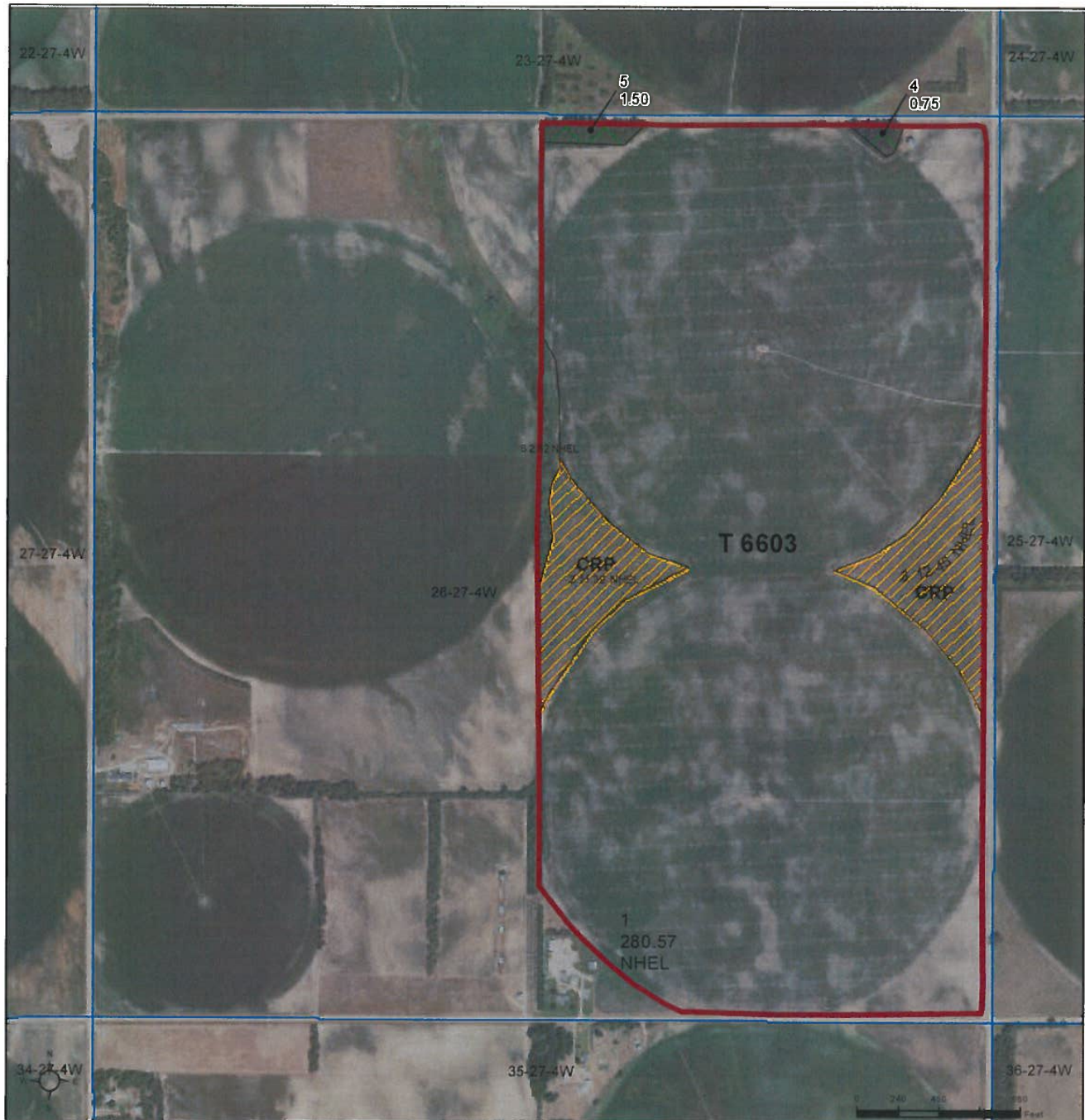
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# 42 | FSA MAP - TRACTS 1 & 2



United States  
Department of  
Agriculture

Pierce County, Nebraska



## Common Land Unit

Non-Cropland  
Cropland

CRP

Tract Boundary  
PLSS

2022 NAIP Ortho Imagery

2023 Program Year

Map Created December 20, 2022

Farm 5698

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

26-27-4W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

NEBRASKA  
PIERCE  
Form: FSA-156EZ

 United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

FARM : 5698  
Prepared : 3/17/23 4:08 PM CST  
Crop Year : 2023

See Page 6 for non-discriminatory Statements.

Tract Number : 160 Tract 3

Description : SE 6-26-3  
FSA Physical Location : NEBRASKA/PIERCE  
ANSI Physical Location : NEBRASKA/PIERCE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.98	152.98	152.98	0.00	0.00	0.00	0.00	0.0



Tract 160 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	93.05	0.00	179
Soybeans	59.93	0.00	52
TOTAL	152.98	0.00	

NOTES



Common Land Unit   PLSS  
  Cropland  
  Tract Boundary

Wetland Determination Identifiers  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Wetland Provisions

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2022 NAIP Ortho Imagery

2023 Program Year  
Map Created December 20, 2022  
Farm 5698

6-26-3W

# 46 | FSA 156EZ - TRACT 4

NEBRASKA  
MADISON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 6503**  
**Prepared : 3/17/23 11:02 AM CST**  
**Crop Year : 2023**

<b>Tract Number</b>	<b>: 9618</b>	Tract 4					
<b>Description</b>	: NE4 17 23 2						
<b>FSA Physical Location</b>	: NEBRASKA/MADISON						
<b>ANSI Physical Location</b>	: NEBRASKA/MADISON						
<b>BIA Unit Range Number</b>	:						
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields						
<b>Wetland Status</b>	: Wetland determinations not complete						
<b>WL Violations</b>	: None						
<b>Owners</b>	:						
<b>Other Producers</b>	: None						
<b>Recon ID</b>	: None						
<b>Tract Land Data</b>							
<b>Farm Land</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>EWP</b>	<b>WRP</b>	<b>GRP</b>	<b>Sugarcane</b>
156.65	145.87	145.87	0.00	0.00	0.00	0.00	0.0



NEBRASKA  
MADISON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 6503**  
**Prepared : 3/17/23 11:02 AM CST**  
**Crop Year : 2023**

**Tract 9618 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.87	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	132.60	0.00	158
Soybeans	6.80	0.00	42

**TOTAL** **139.40** **0.00**

**NOTES**

# 48 | FSA MAP - TRACT 4



Madison County, Nebraska

2023

Corn Plant Date: \_\_\_\_\_  
Soybean Plant Date: \_\_\_\_\_

Name & Shares: \_\_\_\_\_



**Common Land Unit**  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 PLSS

2022 NAIP Ortho Imagery

2023 Program Year  
Map Created January 31, 2023

**Farm 6503**  
**Tract 9618**

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Wetland Provisions

Tract Cropland Total: 145.87 acres

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NEBRASKA  
MADISON

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 6503

Prepared : 3/17/23 11:02 AM CST

Crop Year : 2023

**Tract Number** : 46

**Description** : NE4 27-23-2

**FSA Physical Location** : NEBRASKA/MADISON

**ANSI Physical Location** : NEBRASKA/MADISON

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** :

**Other Producers** : None

**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.95	158.95	158.95	0.00	0.00	0.00	0.00	0.0



NEBRASKA MADISON Form: FSA-156EZ	 <div>United States Department of Agriculture Farm Service Agency</div>	FARM : 6503 Prepared : 3/17/23 11:02 AM CST Crop Year : 2023
Abbreviated 156 Farm Record		

Tract 46 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	128.80	0.00	158
TOTAL	128.80	0.00	

NOTES

# FSA MAP - TRACT 5 | 51

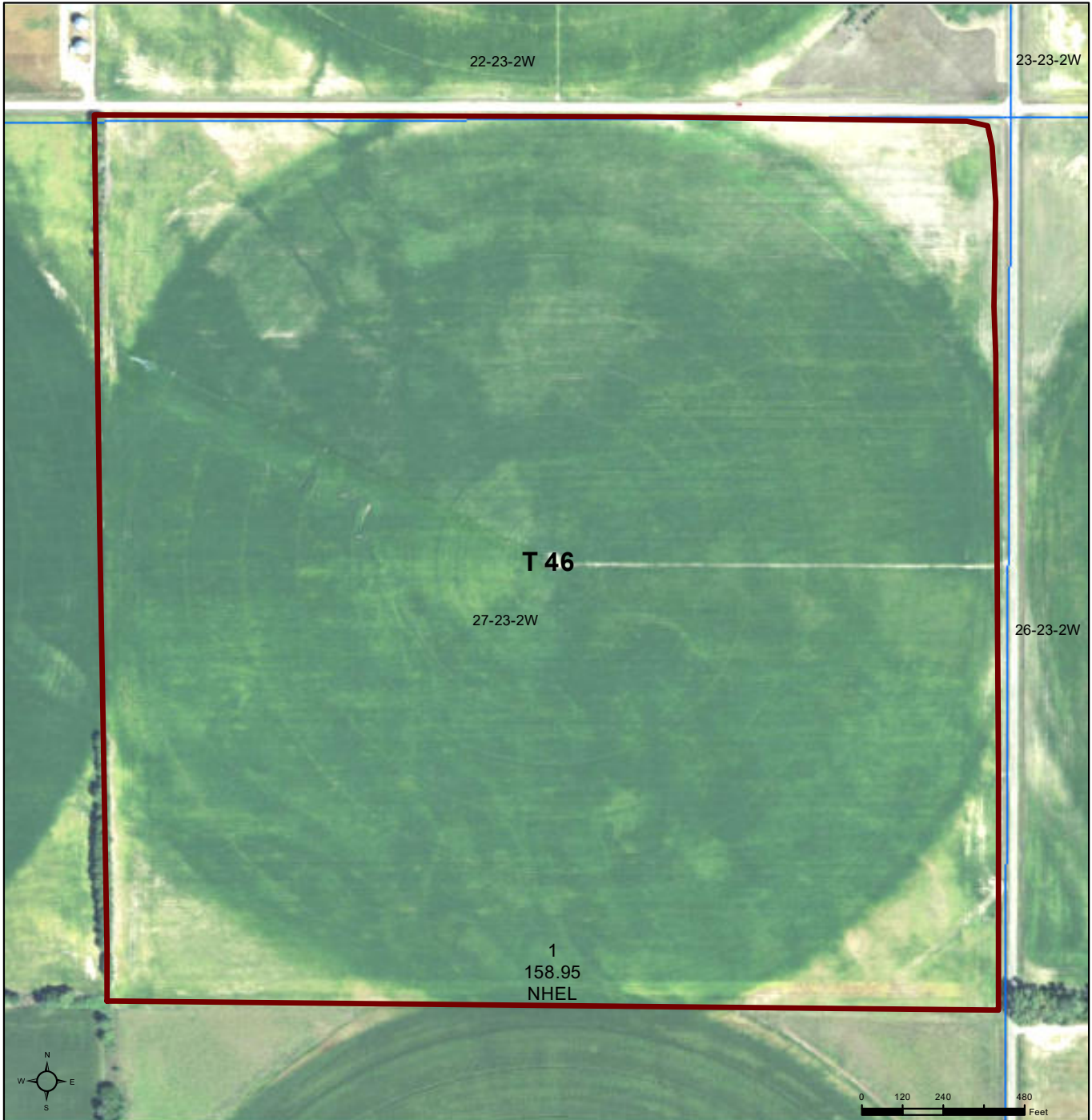


Madison County, Nebraska

2023

Corn Plant Date: \_\_\_\_\_  
Soybean Plant Date: \_\_\_\_\_

Name & Shares: \_\_\_\_\_



## Common Land Unit

- Cropland
- Tract Boundary

2022 NAIP Ortho Imagery

2023 Program Year

Map Created January 31, 2023

Farm **6503**

Tract **46**

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

Tract Cropland Total: 158.95 acres

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## 52 | FSA 156EZ - TRACT 6

NEBRASKA  
MADISON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6503  
Prepared : 3/17/23 11:02 AM CST  
Crop Year : 2023

Tract Number : 403 Tract 6

Description : N89A SE4 & 83A NE4 12 23 2  
FSA Physical Location : NEBRASKA/MADISON  
ANSI Physical Location : NEBRASKA/MADISON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : COTTONWOOD VALLEY LAND LLC  
Other Producers : None  
Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
168.13	153.24	153.24	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	153.24	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	107.10	0.00	138
Soybeans	46.10	0.00	46
<b>TOTAL</b>	<b>153.20</b>	<b>0.00</b>	

## NOTES





Madison County, Nebraska

## 2023

Corn Plant Date: \_\_\_\_\_  
Soybean Plant Date: \_\_\_\_\_

Name & Shares: \_\_\_\_\_



**Common Land Unit**  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 PLSS

2022 NAIP Ortho Imagery

2023 Program Year  
Map Created January 31, 2023

**Farm 6503**  
**Tract 403**

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Wetland Provisions

Tract Cropland Total: 153.24 acres

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Contact MWA  
for more information

*Call (800) 607-6888 or email [liz@mwallc.com](mailto:liz@mwallc.com)  
with any questions.*

Contact MWA  
for more information

*Call (800) 607-6888 or email [liz@mwallc.com](mailto:liz@mwallc.com)  
with any questions.*



## 56 | GRAIN BIN INFORMATION - TRACT 1

Tract	Bushel Capacity	Diameter	Rings	Year Built
1*	50,000	48'	9	2016

\* Should not be used in current condition

Supporting Documents:

[Easement & Crop Yield/Damages Calculation Sheet](#)

[Recorded Pipeline Easement](#)

Click on each individual document name to review the supporting documents.

Tract	Certified Irrigated Acres	FSA Cropland Acres
1	134.75	156.09*
2	134.16	151.07*
3	126.08	152.98
4	133.90	145.87
5	139.00	158.95
6	146.09	153.24

\*Estimated FSA cropland acres, FSA reconstitution will determine allocated acres between Tract 1 and 2

Certified by the Lower Elkhorn Natural Resource Water  
District

### Supporting Documents:

[Tract 1](#)

[Tract 2](#)

[Tract 3](#)

[Tract 4](#)

[Tract 5](#)

[Tract 6 \(1\)](#)

[Tract 6 \(2\)](#)

Click on each individual tract name to review the supporting documents for that tract.



## Tract 1

Pivot Number	Type	Model	Rotation	Spans	Serial #	Year	Length	Lat	Long
1	Reinke			8		1980			

Pump Number	Type	Size	Model #	Serial #	Pump	Pump HP	Model #	Serial #	Pump Depth	STR	Pivot #	Permit #
1	Amarillo	8.5 inch		173911	American Marsh		12KS	173911	160	SE1/4NE1/4 26-27N 4W	1	G-036849

Power Units	Type	Model	Serial #
1	John Deere	SP111HP3	IR5699

## Tract 2

Pivot Number	Type	Model	Rotation	Spans	Serial #	Year	Length	Lat	Long
1	Reinke			8		1980			

Pump Number	Type	Size	Model #	Serial #	Pump	Pump HP	Model #	Serial #	Pump Depth	STR	Pivot #	Permit #
1	Amarillo	8 inch	16188							SE1/4SE1/4 26-27N-4W	1	G-028379

Power Units	Type	Model	Serial #
1	John Deere	SP171HP3	SP1319301

## Tract 3

Pivot Number	Type	Model	Rotation	Spans	Serial #	Year	Length	Lat	Long
1	Valley			7		1980			

Pump Number	Type	Size	Model #	Serial #	Pump	Pump HP	Model #	Serial #	Pump Depth	STR	Pivot #	Permit #
1	US Electric	6 inch			Sargent	75	08779	R-6326-05-259R3252	140	SE1/4 6-26N-3W	1	G-042900

This information was provided by the seller, and is believed to be accurate, but no liability for accuracy, errors or omissions is assumed by Murray Wise Associates LLC.

## 60 | IRRIGATION EQUIPMENT INFORMATION

### Tract 4

Pivot Number	Type	Model	Rotation	Spans	Serial #	Year	Length	Lat	Long
1	Zimmatic			7	L61987	1997			

Pump Number	Type	HP	Size	Model #	Serial #	Pump HP	Model #	Serial #	Pump Depth	STR	Pivot #	Permit #
1	US Electric	100	11 inch		D1201062173-008R	100			178	17-23N-2W	1	G-041307

### Tract 5

Pivot Number	Type	Model	Rotation	Spans	Serial #	Year	Length	Lat	Long	Well #
1	Valley			8	L61987	1990				1

Pump Number	Type	HP	Size	Model #	Serial #	Pump HP	Model #	Serial #	Pump Depth	STR	Pivot #	Permit #
1			8 inch									G-071236

### Tract 6

Pivot Number	Type	Model	Rotation	Spans	Serial #	Year	Length	Lat	Long
1	Zimmatic			9	L78933	2002			

Pump Number	Type	HP	Size	Model #	Serial #	Pump HP	Model #	Serial #	Pump Depth	STR	Pivot #	Permit #
1	US Electric	50	6 inch	n/a	L05-BF55A-H	50			116	SE 1/4 12-23N-2W		G-138469
2	US Electric	N/A	8 inch	5KE3240115005GE	40040094	n/a			91	NE 1/4 12-23N-2W		G-049610

This information was provided by the seller, and is believed to be accurate, but no liability for accuracy, errors or omissions is assumed by Murray Wise Associates LLC.

Tract	Well Permit	Well ID	GPM	Static Level (ft)	Pumping Level (ft)	Year Drilled	Pump Diameter (in)	Pump Depth (ft)	Well Depth (ft)
1	G-036849 - Inactive	43986	1250	75	128	1972	9	160	213
1	G-036849	211781	1000	55	139	2011	8.5	160	209
2	G-028379	35120	1250	108	181	1967	8	--	272
3	G-042900 - Inactive	50207	1000	68	80	1974	8	--	218
3	G-042900	217206	850	63	69	2012	6	140	215
4	G-041307	48567	1250	30	46	1974	11	--	178
5	G-071236	79397	1000	87	174	1988	8	--	238
6	G-049610 - Inactive	57098	850	20	70	1976	8	--	91
6	G-138469	171439	1250	31	55	2005	6	110	116
6	G-049610	263609	450	20	28	2021	6	90	97

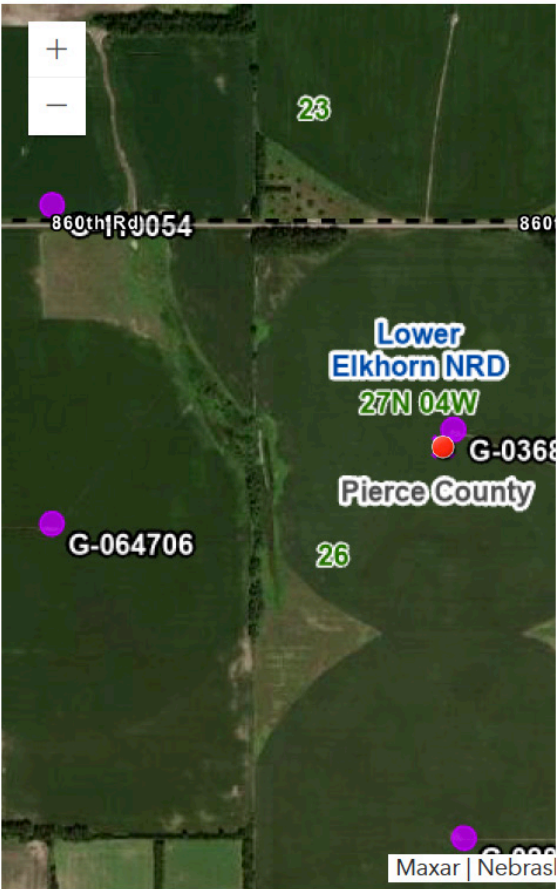
This information was obtained from the Nebraska Department of Natural Resources.



62 |

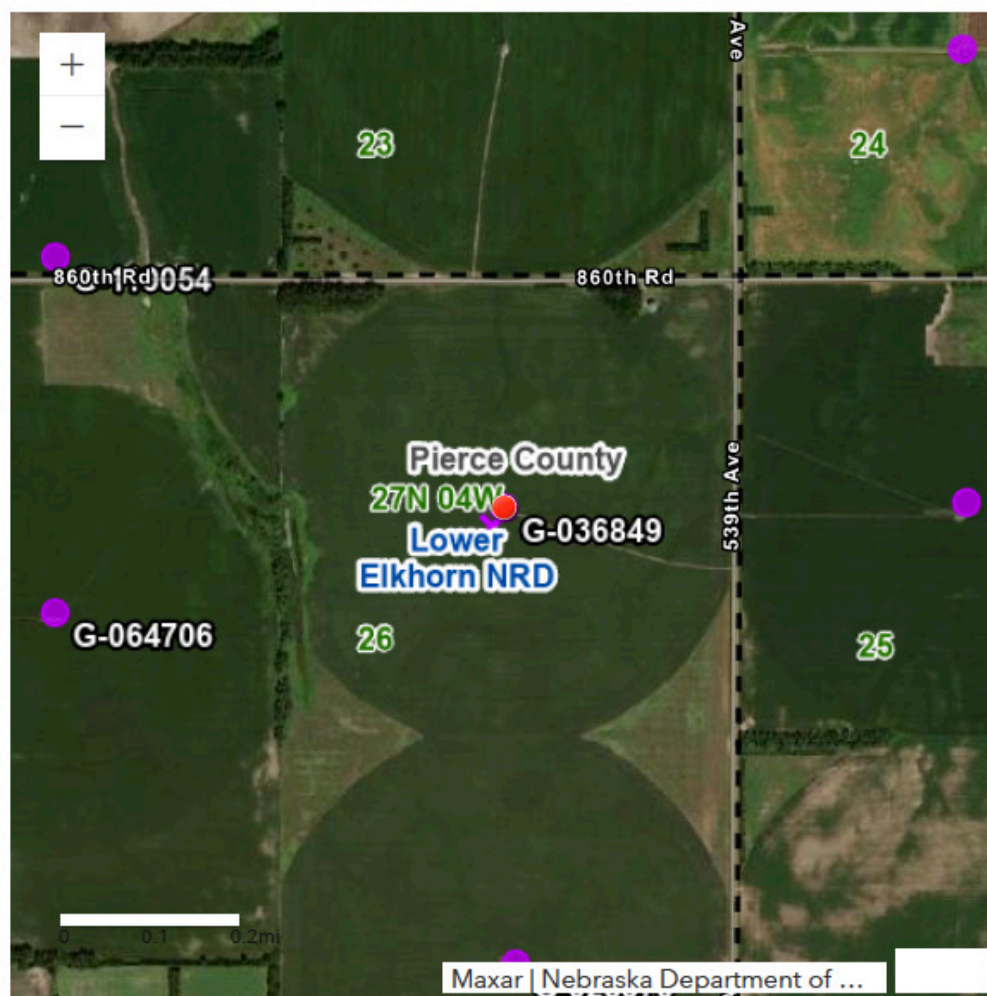
WELL INFORMATION - G-036849 (INACTIVE) - TRACT 1

			Completion Date		
			Filing Date		
			Decommission Date		
		County Name	Times Replaced Online		Pump Column Diameter
Registration#		NRD Name	Registration ID (NOLID)	Acres Irrigated	Pump
Well ID	Use Status	Well Location	Well Driller License Number	Gallons/Minute	Static Level
Permit Number		Footage		Pumping Level Series	Depth Well Depth
		Latitude			
		Longitude			
G-036849	I - Irrigation	Pierce	4/14/1972	160	9 in
WellID: 43986	X - Decommissioned Well	Lower Elkhorn	6/12/1972	1250 gpm	---
View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=43986)		27N 4 26	12/19/2011	75 ft	213 ft
		NWNE	---	128 ft	
		1473N		PRO - Single Project	
		1450E			
		42°17'			
		20.900"			
		-97°44'			
		33.300"			



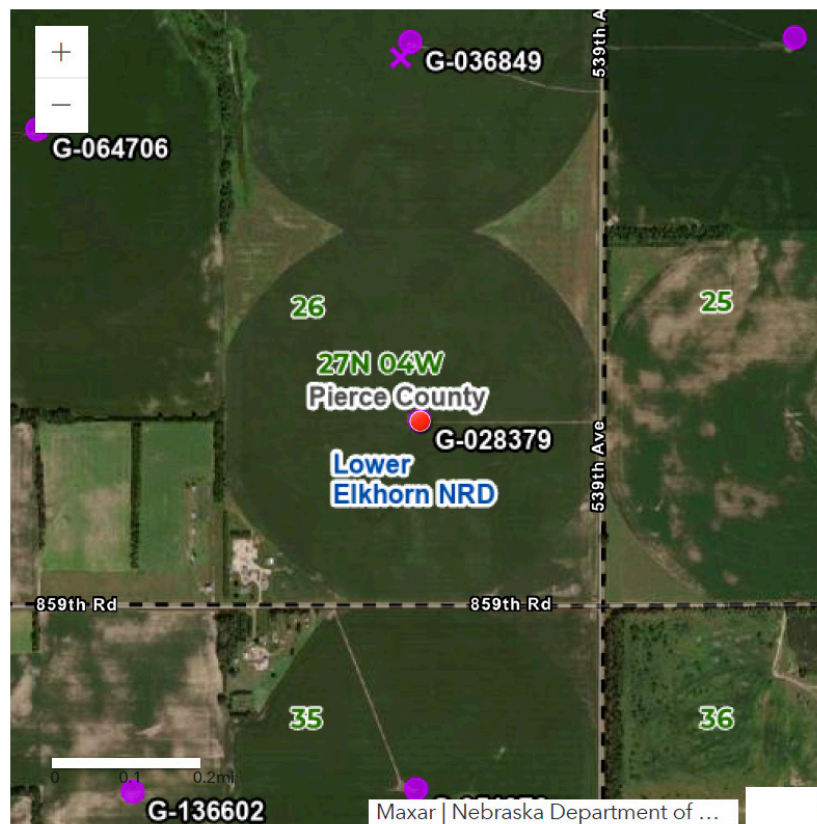
# WELL INFORMATION - G-036849 - TRACT 1 | 63

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-036849 WellID: 211781 11101R <a href="/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=211781">View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=211781)</a>	I - Irrigation A - Active Registered Well	Pierce Lower Elkhorn 27N 4 26 SWNE 1362N 1385E 42°17' 22.000" -97°44' 32.400"	7/15/2011 10/14/2011  1 131844779723521 39044	128 1000 gpm 55 ft 139 ft PRO - Single Project	8.5 in 160 ft 209 ft



## 64 | WELL INFORMATION - G-028379 - TRACT 2

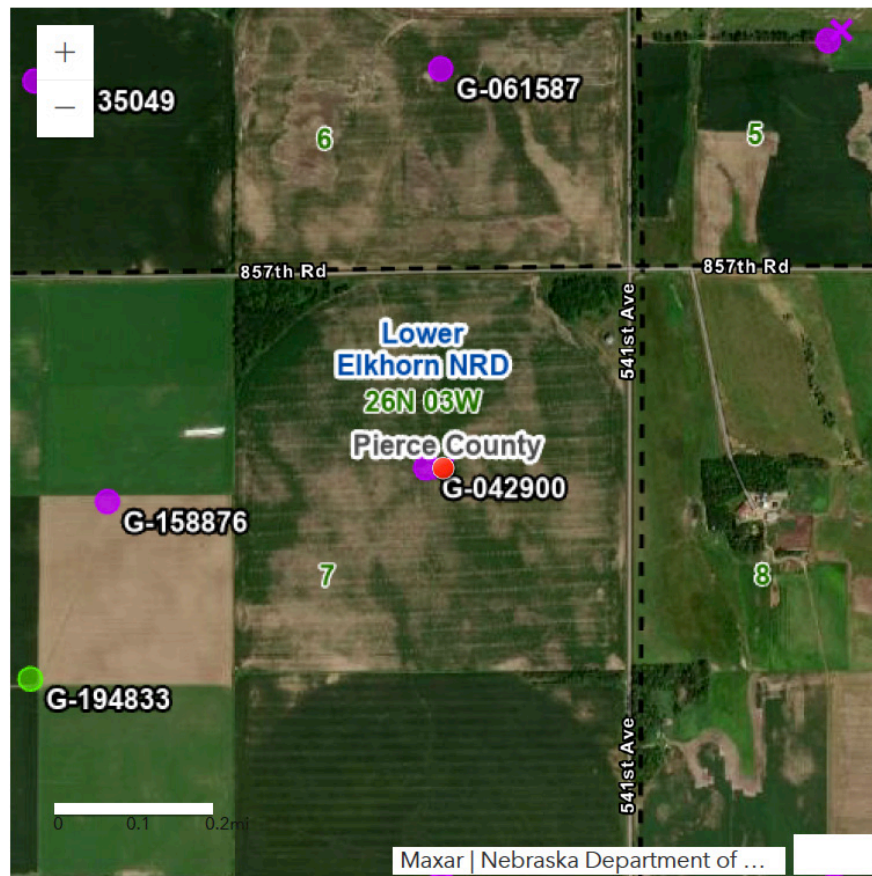
Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-028379 WellID: 35120 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=35120)	I - Irrigation A - Active Registered Well	Pierce Lower Elkhorn 27N 4 26 SESE 1300S 1300E	10/4/1967 12/1/1967  ---	160 1250 gpm 108 ft 181 ft PRO - Single Project	8 in --- 272 ft





# WELL INFORMATION - G-042900 (INACTIVE) - TRACT 3 | 65

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-042900 WellID: 50207 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=50207)	I - Irrigation X - Decommissioned Well	Pierce Lower Elkhorn 26N 3 7 SWNE  42°14' 46.490"	11/6/1974 12/19/1974 4/3/2013  ---	160 1000 gpm 68 ft 80 ft PRO - Single Project	8 in --- 218 ft





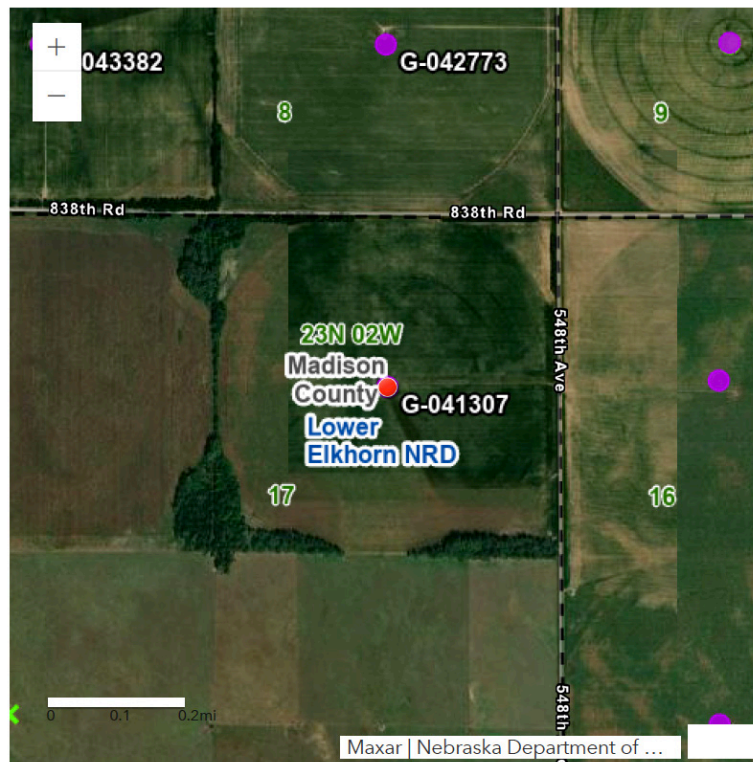
## 66 | WELL INFORMATION - G-042900 - TRACT 3

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-042900 WellID: 217206 12020 <a href="#">View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=217206)</a>	I - Irrigation A - Active Registered Well	Pierce Lower Elkhorn 26N 3 7 NWNE 1319N 1434E 42°14' 46.500" -97°42' 12.900"	5/16/2012 5/24/2012  1 133780209014558 39044	135 850 gpm 63 ft 69 ft PRO - Single Project	6 in 140 ft 215 ft



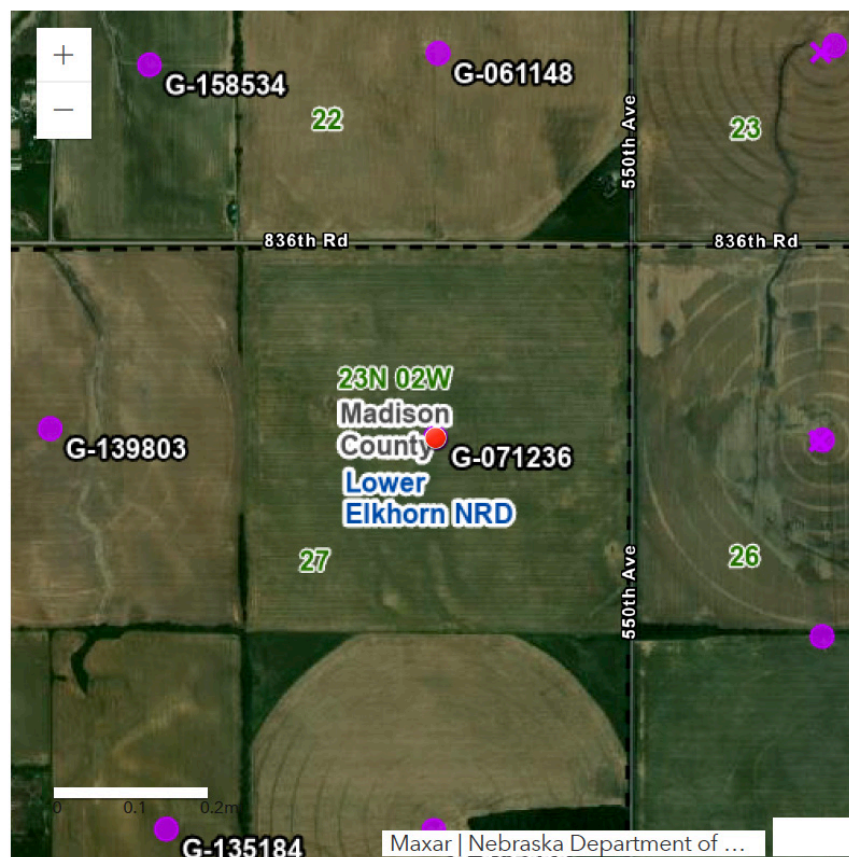
# WELL INFORMATION - G-041307 - TRACT 4 | 67

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-041307 WellID: 48567 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=48567)	I - Irrigation A - Active Registered Well	Madison Lower Elkhorn 23N 2 17 NE	6/8/1974 6/17/1974 ---	135 1250 gpm 30 ft 46 ft PRO - Single Project	11 in --- 178 ft



## 68 | WELL INFORMATION - G-071236 - TRACT 5

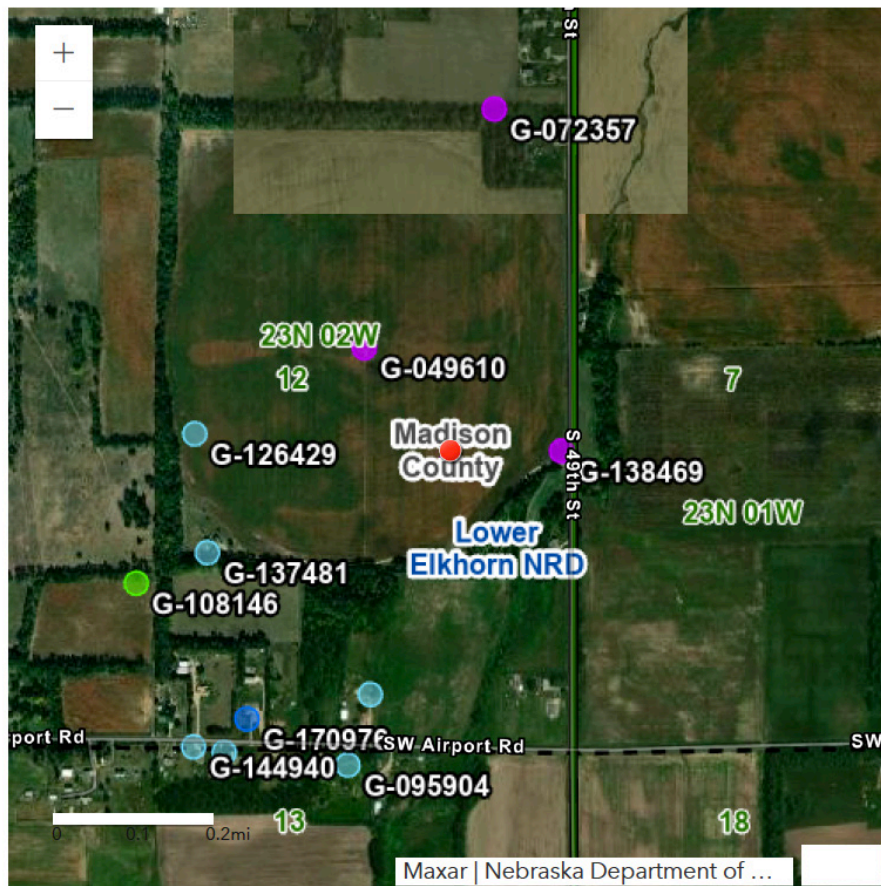
Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-071236 WellID: 79397 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=79397)	I - Irrigation A - Active Registered Well	Madison Lower Elkhorn 23N 2 27 NWNE 1300N 1330E	8/31/1988 3/30/1989  --- 39070	150 1000 gpm 87 ft 174 ft PRO - Single Project	8 in --- 238 ft





# WELL INFORMATION - G-049610 (INACTIVE) - TRACT 6 | 69

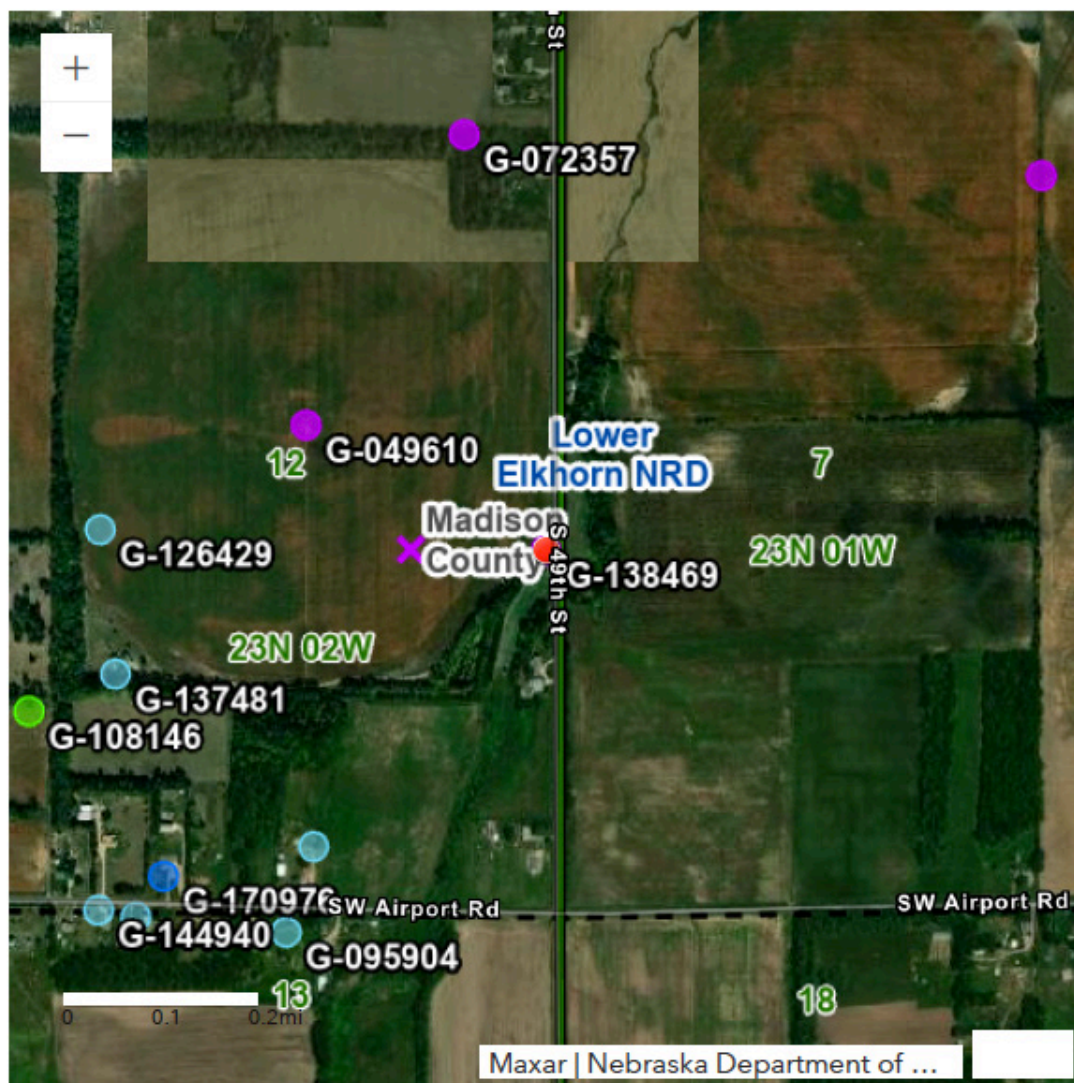
Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-049610 WellID: 57098 View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=57098)	I - Irrigation X - Decommissioned Well	Madison Lower Elkhorn 23N 2 12 NESE 1978S 659E 41°58' 47.040" -97°29' 14.720"	1/3/1976 5/6/1976 8/17/2021 ---	137 850 gpm 20 ft 70 ft Car - Connected to pump into a common carrier	8 in --- 91 ft





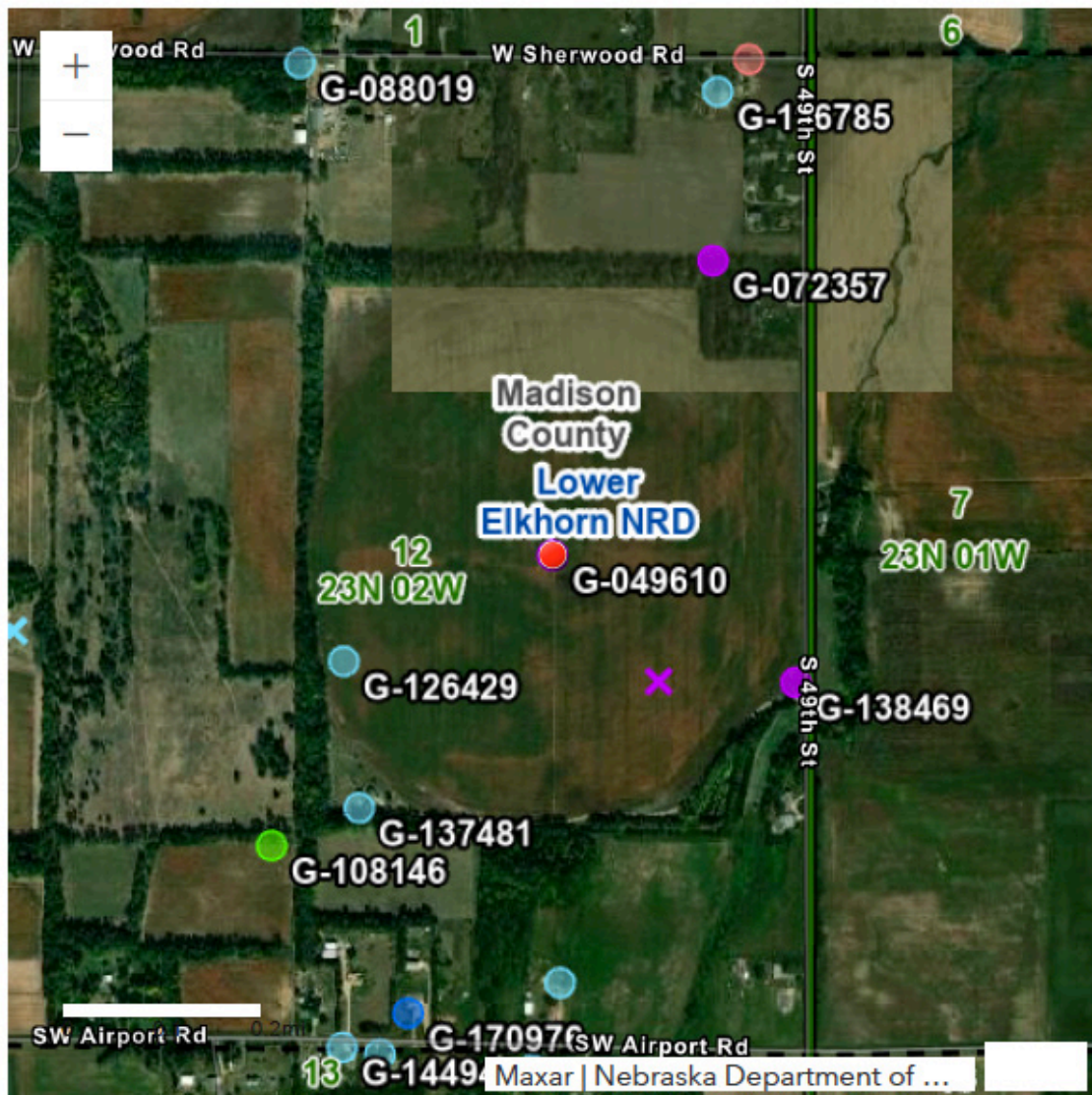
## 70 | WELL INFORMATION - G-138469 - TRACT 6

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-138469 WellID: 171439 05239 <a href="#">View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=171439)</a>	I - Irrigation A - Active Registered Well	Madison Lower Elkhorn 23N 2 12 NESE 1982S 79E	9/22/2005 1/19/2006  11280006994764 39070	137 1250 gpm 31 ft 55 ft Car - Connected to pump into a common carrier	6 in 110 ft 116 ft



# WELL INFORMATION - G-049610 - TRACT 6 | 71

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-049610 WellID: 263609 202067R <a href="#">View Scans (/dynamic/PublicScans/PublicScanDisplay/WellScans?referenceId=263609)</a>	I - Irrigation A - Active Registered Well	Madison Lower Elkhorn 23N 2 12 NWSE  41°58' 53.670" -97°29' 22.230"	5/17/2021 1/26/2022  1 16424438032446 39557	146 450 gpm 20 ft 28 ft PRO - Single Project	6 in 90 ft 97 ft



**2022 Soybean Yields****Tract 1&2**

Irrigated	68 bu/ac
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**2022 Corn Yields****Tract 3**

Irrigated	200 bu/ac
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**2022 Corn Yields****Tract 4**

Irrigated	218 bu/ac
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**2022 Soybean Yields****Tract 5**

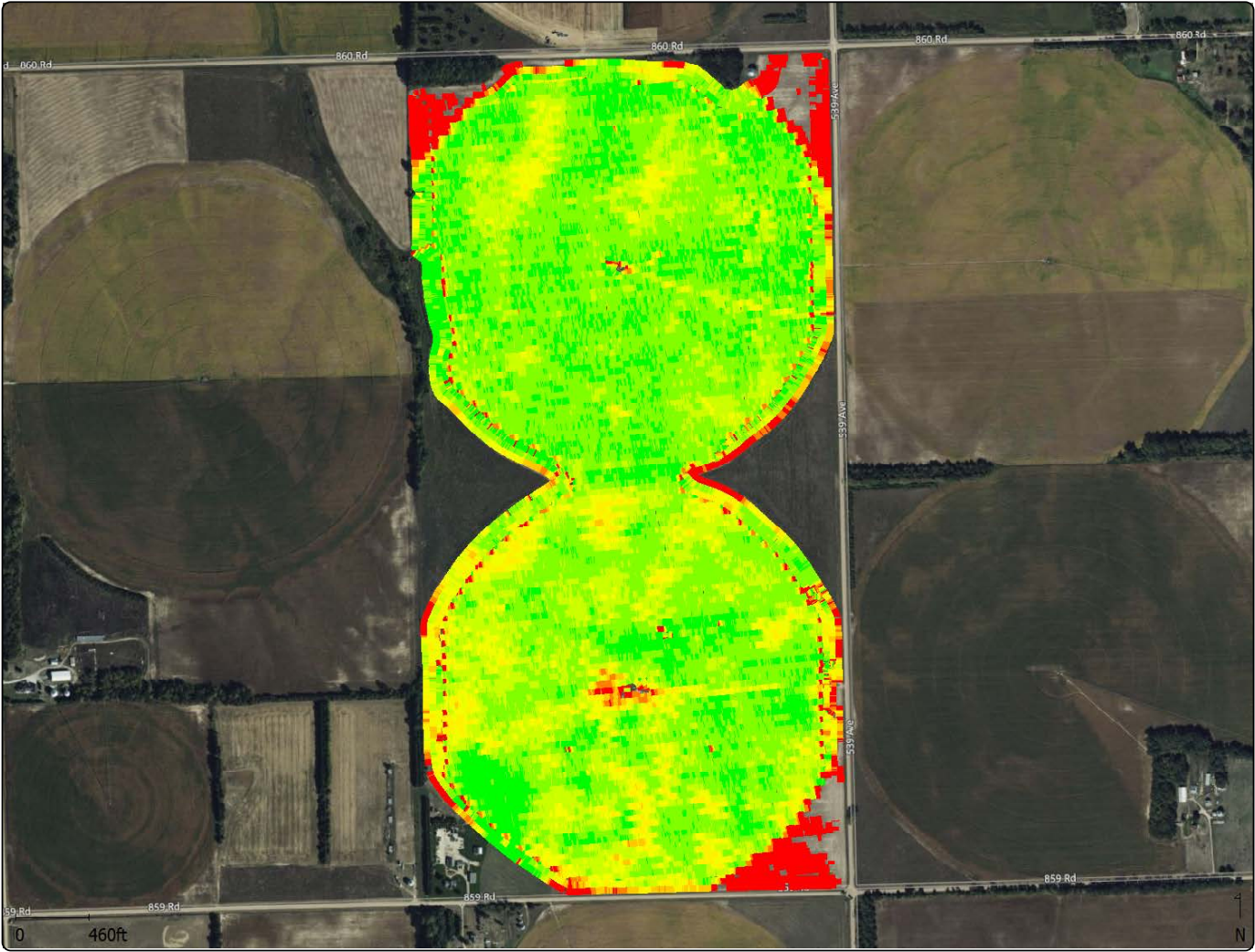
Irrigated	53 bu/ac
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**2022 Corn Yields****Tract 6**

Irrigated	257 bu/ac
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\* This information was provided by the farm tenant

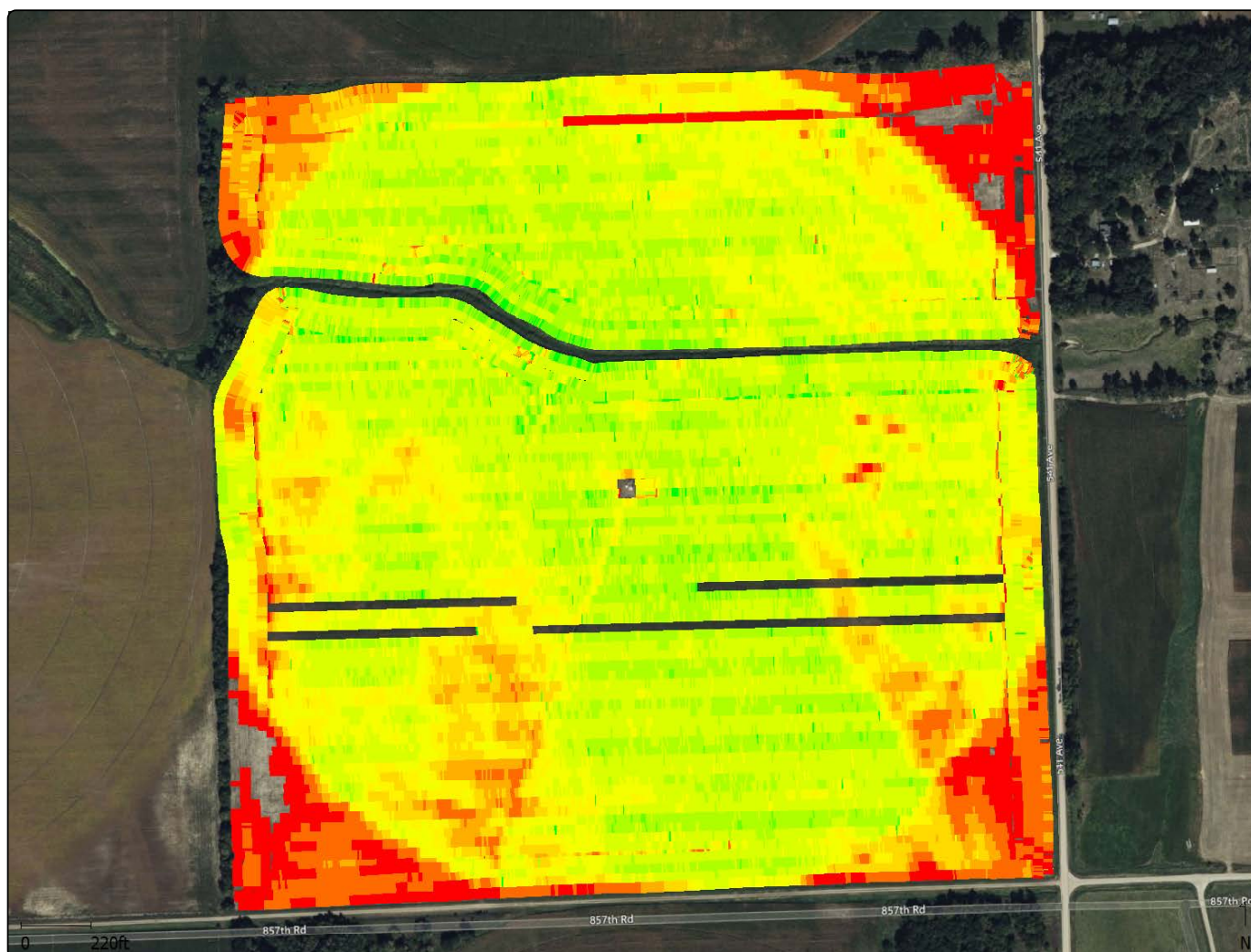




Yield (Dry)  
(bu/ac)

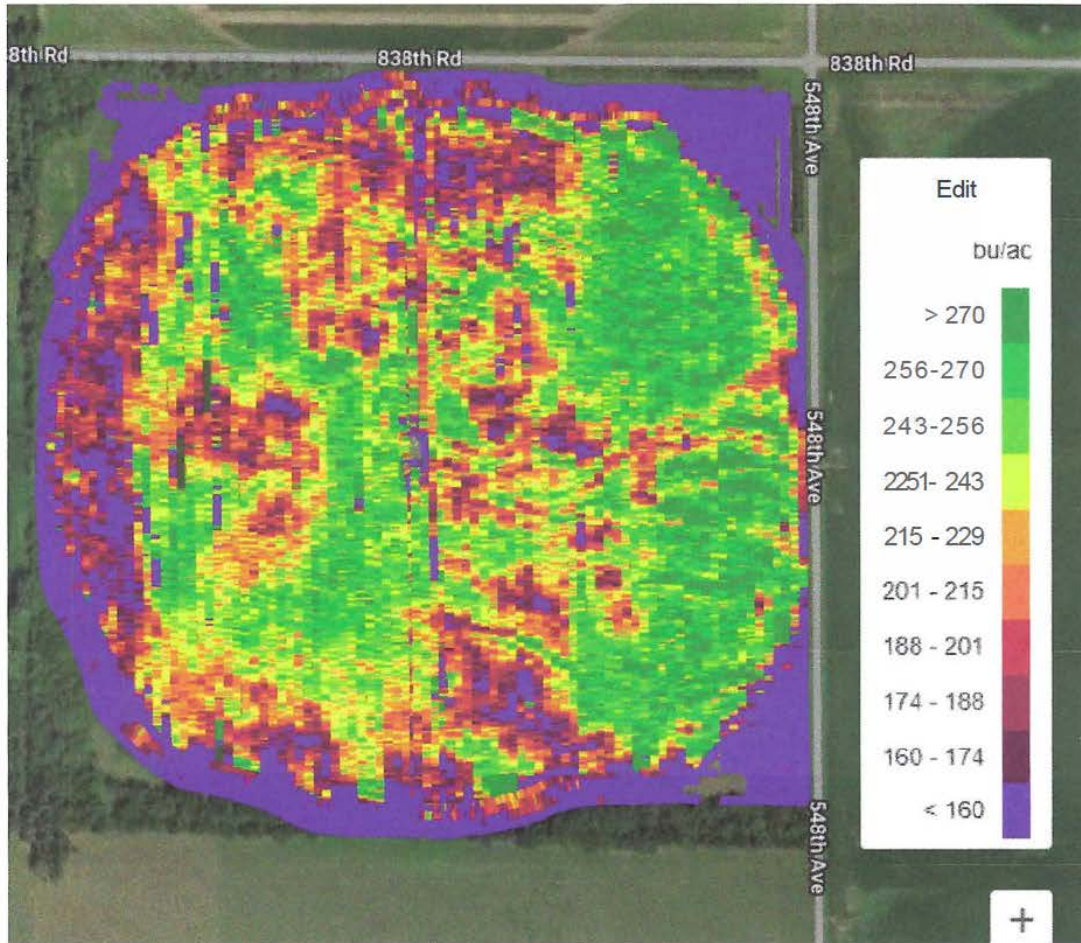
80.00 - 120.00	( 43.29 ac)
70.00 - 80.00	(121.42 ac)
60.00 - 70.00	( 56.60 ac)
50.00 - 60.00	( 21.10 ac)
40.00 - 50.00	( 8.21 ac)
30.00 - 40.00	( 4.16 ac)
20.00 - 30.00	( 3.30 ac)
0.00 - 20.00	( 13.52 ac)

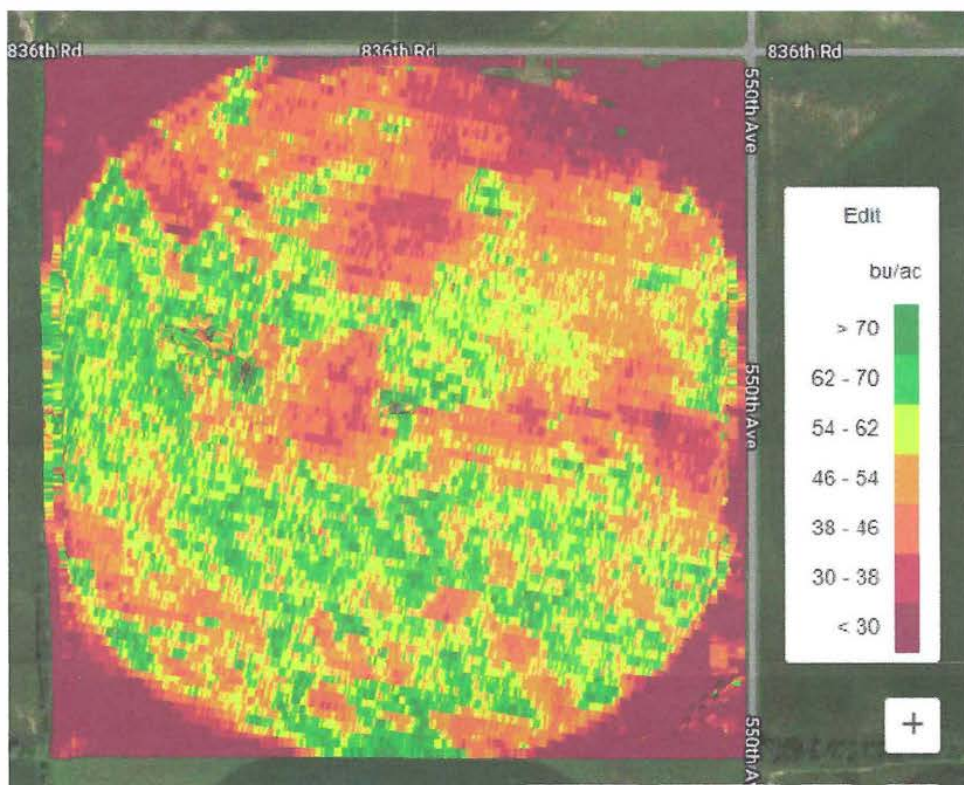




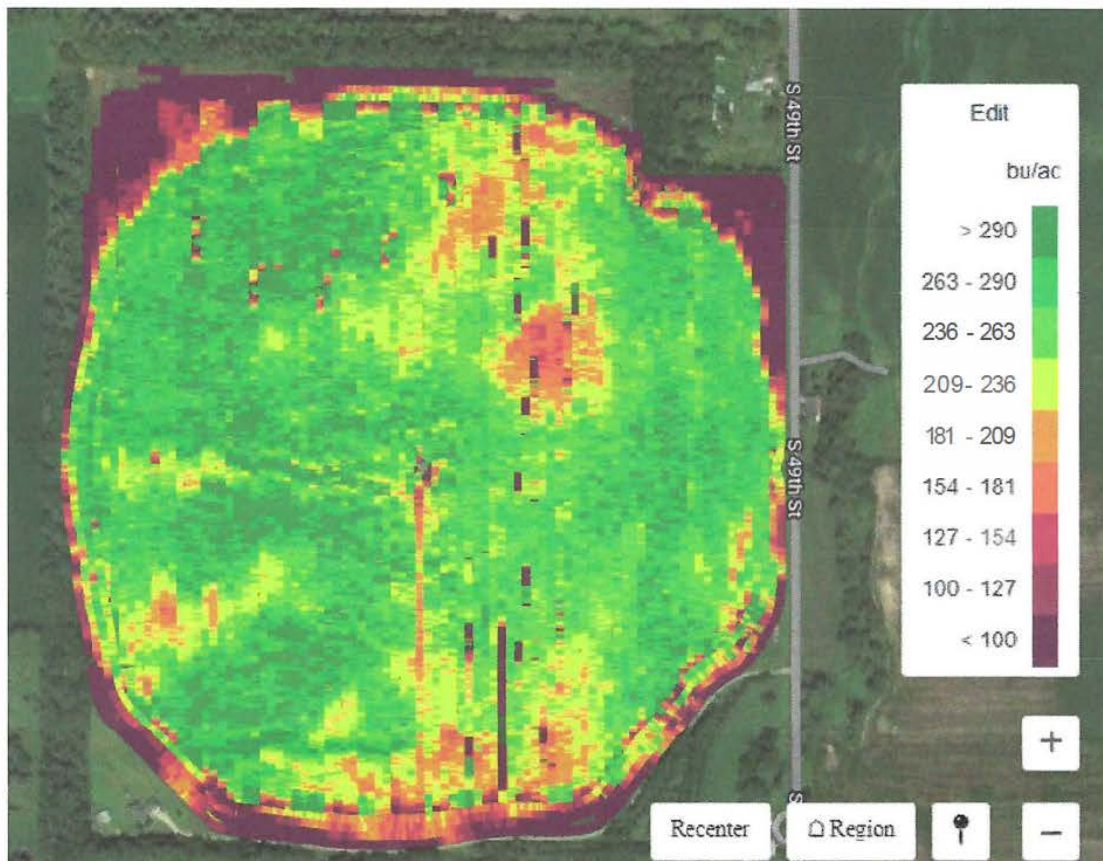
Yield (Dry)  
(bu/ac)

300.00 - 600.00	( 0.64 ac)
275.00 - 300.00	( 2.68 ac)
250.00 - 275.00	(22.67 ac)
220.00 - 250.00	(49.77 ac)
190.00 - 220.00	(23.87 ac)
160.00 - 190.00	(11.95 ac)
130.00 - 160.00	( 8.39 ac)
100.00 - 130.00	( 5.85 ac)
50.00 - 100.00	( 8.14 ac)
0.00 - 50.00	( 8.37 ac)









### Soil Tests

[Tract 4](#)

[Tract 5](#)

[Tract 6](#)

Click on each individual tract name to review the soil test for that tract.

**Personal Property Tax Returns**

[Tract 1](#)

[Tract 3](#)

Click on each individual tract name to review the personal property tax return for that tract.



Preliminary Title Commitments:

[Tract 1](#)

[Tract 2](#)

[Tract 3](#)

[Tract 4](#)

[Tract 5](#)

[Tract 6](#)

Click on each individual tract name to review the title commitment for that tract.

**\*\*In the commitment, click on the Instrument No. in blue to view referenced document\*\***