

1,729.40 +/- Acres
Howard County, Nebraska

AUCTION

Live & Online Simulcast Bidding
September 30, 2021, 1:30 P.M.
St. Paul Civic Center – St. Paul, NE



WALDO

REALTY
P.O. Box 467
O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

TRACT 1

DEEDED ACRES: 238.1 +/- Acres

PROPERTY LOCATION: From Hwy 58 and Jansen Rd East ¼ mile, then 1/8 mile South on a private lane. (See plat map)

LEGAL DESCRIPTION: W1/2 NE1/4, NW1/4 less Hwy ROW Section 16, Township 13N, Range 10 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: This highly sought-after tract is here for the taking. Complete with newer home, shop, outbuildings and grain storage. **House shown by appointment only. Call 402-336-4110**

WELL INFORMATION:

GPM	1,000	1,000	650
Well Depth	72'	78'	75'
Static Level	12'	18'	6'
Pump Level	40'	56'	50'
Column Diam.	8"	8"	6"
Reg. #	27555	58977	182856

*Contact the DNR for more information (402) 471-2363

SOIL INFORMATION: Thurman Loamy Sand, Almeria, Thurman Fine Sand

FSA INFORMATION:

Cropland Acres: 163.92
Corn Base: 133.8 PLC Yield: 127 Bu.

REAL ESTATE TAXES: \$15,977.00

TRACT 2

DEEDED ACRES: 218.66 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Kimball Rd ½ mile North to the subject property. (See plat map)

LEGAL DESCRIPTION: NW1/4, Pt. N1/2 SE1/4 Section 8, Township 13N, Range 10 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: A nice combination of irrigated and dryland acres with high carrying capacity grass with live water.

WELL INFORMATION:

GPM	400
Well Depth	55'
Static Level	10'
Pump Level	70'
Column Diam.	6"
Reg. #	182729

FSA INFORMATION:

Irrigated Acres: 37.84
Dry Cropland Acres: 132.87
Cropland Acres: 112.22
Corn Base: 91.56 PLC Yield: 127 Bu.

GRASS LAND: Approximately 104.82 acres of pasture with live water bisecting the property.

REAL ESTATE TAXES: \$5,735.80



TRACT 2

TRACT 3A

DEEDED ACRES: 80 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Jansen Rd ¼ mile South to the subject property. (See plat map)

LEGAL DESCRIPTION: S1/2 NE1/4 Section 17, Township 13N, Range 10 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: The property consists of pasture and upland meadow.

SOIL INFORMATION: Almeria

REAL ESTATE TAXES: \$1,262.80

TRACT 3B

DEEDED ACRES: 131.92 +/- Acres

PROPERTY LOCATION: Located along Hwy58 and Kimball Road approximately 2-1/2 miles East of Dannebrog, NE. (See plat map)

LEGAL DESCRIPTION: NW1/4 EXCEPT 2 tracts and Hwy ROW in Section 17, Township 13N, Range 10 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Offers upland hay land and pasture.

SOIL INFORMATION: Almeria, Therma Fine Sand, Simeon Loamy Sand

REAL ESTATE TAXES: \$2,026.78

NOTES: The local golf course members have developed a 9-hole sand green course and is utilized at a small annual fee. Seller has null and voided all prior leasing whether written or verbal.

TRACT 4

DEEDED ACRES: 13.83 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Kimball Rd 1 mile South to the subject property. (See plat map)

LEGAL DESCRIPTION: S1/2 NE1/4 Section 17, Township 13N, Range 10 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Very productive sub-irrigated meadow.

SOIL INFORMATION: Almeria, Therma Fine Sand

REAL ESTATE TAXES: \$194.44



TRACT 5

DEEDED ACRES: 88 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Jansen Rd 1.5 miles South to the subject property. (See plat map)

LEGAL DESCRIPTION: E1/2 NE1/4 Section 20, Township 13N, Range 10 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Very productive farm with a high ratio of irrigated land.

WELL INFORMATION: HELPER

GPM	600	500
Well Depth	90'	78'
Static Level	9'	12'
Pump Level	70'	70'
Column Diam.	6"	6"
Reg. #	182730	74869

*Contact the DNR for more information (402) 471-2363

SOIL INFORMATION: Elsmere Loamy Fine Sand, Therma Fine Sand

FSA INFORMATION:

Irrigated Acres: 84.95
Corn Base: 69.32 PLC Yield: 127 Bu.

REAL ESTATE TAXES: \$4,511.74

TRACT 6

DEEDED ACRES: 320 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Jansen Rd 2 miles South to the Northeast corner of the subject property. (See plat map)

LEGAL DESCRIPTION: N1/2 Section 29, Township 13N, Range 10 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Attractive tract with high irrigated cropland ratio with a set of usable improvements and grain facility.

IMPROVEMENTS:

1,197 sq. ft. Home (2 Bed, 2 Bath) w/ 864 sq. ft. basement
480 sq. ft. Detached garage
60 X 38 Quonset
Metal Hay Shed
Tin Shop
Grain Storage Bins
Automatic Livestock Waterer

WELL INFORMATION:

GPM	Well Depth	Static Level	Pump Level	Column Diam.	Reg. #
500	100'	8'	55'	6"	2526134
450	130'	50'	80'	7"	58898
500	130'	50'	80'	7"	58887
500	130'	50'	50'	7"	51364

*Contact the DNR for more information (402) 471-2363

SOIL INFORMATION: Valentine, Libory Complex, Therma Fine Sand, Valentine Fine Sand

FSA INFORMATION:

Irrigated Acres: 304.35
Corn Base: 299.3 PLC Yield: 110 Bu.

REAL ESTATE TAXES: \$16,070.46



Contact Waldo Realty for further information on this property.

402.336.4110

TRACT 7

DEEDED ACRES: 160 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy58 and Liberty Rd 2-1/2 miles South to the subject property. (See plat map)

LEGAL DESCRIPTION: SE1/4 Section 25, Township 13N, Range 11 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: This tract also has a high irrigated ratio and lies very nicely.

WELL INFORMATION:

GPM	500	900
Well Depth	100'	84'
Static Level	15'	6'
Pump Level	N/A	65'
Column Diam.	7"	8"
Reg. #	16374	78337

*Contact the DNR for more information (402) 471-2363

SOIL INFORMATION: Elsmere Loamy Sand, Valentine, Thurman

FSA INFORMATION:

Cropland Acres:	151.28	
Irrigated Acres:	151.28	
Corn Base:	98.7	PLC Yield: 117 Bu.

REAL ESTATE TAXES: \$7,668.28



TRACT 7

TRACT 8

DEEDED ACRES: 160 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Liberty Rd 2 miles South to the subject property. (See plat map)

LEGAL DESCRIPTION: NE1/4 Section 25, Township 13N, Range 11 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Hard grass pasture with 30.55 irrigated cropland nicely dividing the pastures.

SOIL INFORMATION: Almeria, Elsmere Loam, Valentine Thurman

FSA INFORMATION:

Irrigated Acres:	30.55
Corn Base:	No Base Acres

REAL ESTATE TAXES: \$3,584.60

TRACT 9

DEEDED ACRES: 80 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Liberty Rd. 2 miles South and 1/2 mile West to the subject property. (See plat map)

LEGAL DESCRIPTION: E1/2 NW1/4 Section 25, Township 13N, Range 11 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: This is a nice little pasture with good access.

SOIL INFORMATION: Almeria Loamy Sand, Valentine, Thurman

REAL ESTATE TAXES: \$1,242.14

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TRACT 10

DEEDED ACRES: 160 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Mead Rd 3-1/2 miles South to the subject property. (See plat map)

LEGAL DESCRIPTION: NW1/4 Section 36, Township 13N, Range 11 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: This is an honest farm with a modest set of improvements and grain facility.

IMPROVEMENTS:

72 X 48 Steel Building

5 - Grain Bins

1,140 sq.ft. One-story Home (2 Bed, 1 Bath)

WELL INFORMATION:

GPM	700	450
Well Depth	98'	100'
Static Level	15'	9'
Pump Level	80'	70'
Column Diam.	7"	6"
Reg. #	14426	78337

*Contact the DNR for more information (402) 471-2363

SOIL INFORMATION: Thurman Loamy Sand, Elsmere Fine Sand

FSA INFORMATION:

Cropland Acres: 144.75

Corn Base: 117.63 PLC Yield: 127 Bu.

REAL ESTATE TAXES: \$9,067.58



TRACT 11

DEEDED ACRES: 80 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 58 and Mead Rd 4 miles South to the subject property. (See plat map)

LEGAL DESCRIPTION: N1/2 SW1/4 Section 36, Township 13N, Range 11 West of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Nice 80 acre tract with great access and a mature shelterbelt on the Northern border.

WELL INFORMATION:

GPM	450	700
Well Depth	100'	91'
Static Level	9'	7'
Pump Level	70'	75'
Column Diam.	7"	6"
Reg. #	238023	42116

*Contact the DNR for more information (402) 471-2363

SOIL INFORMATION: Thurman Loamy Sand, Kenesaw Silt Loam, Valentine-Libory Complex

FSA INFORMATION:

Farmland Acres: 77.92

Cropland Acres: 68.08

Corn Base: 66.5 PLC Yield: 110 Bu.

REAL ESTATE TAXES: \$3,761.00





TRACT 6



TRACT 1



TRACT 7



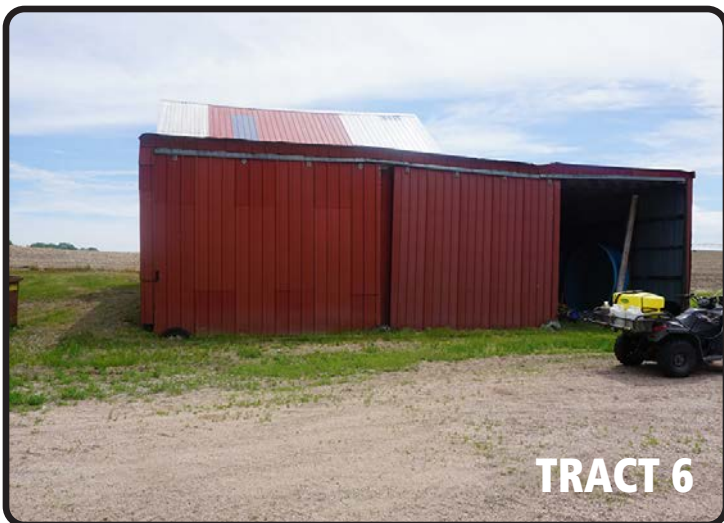
TRACT 11



TRACT 6



TRACT 5



TRACT 6



TRACT 5



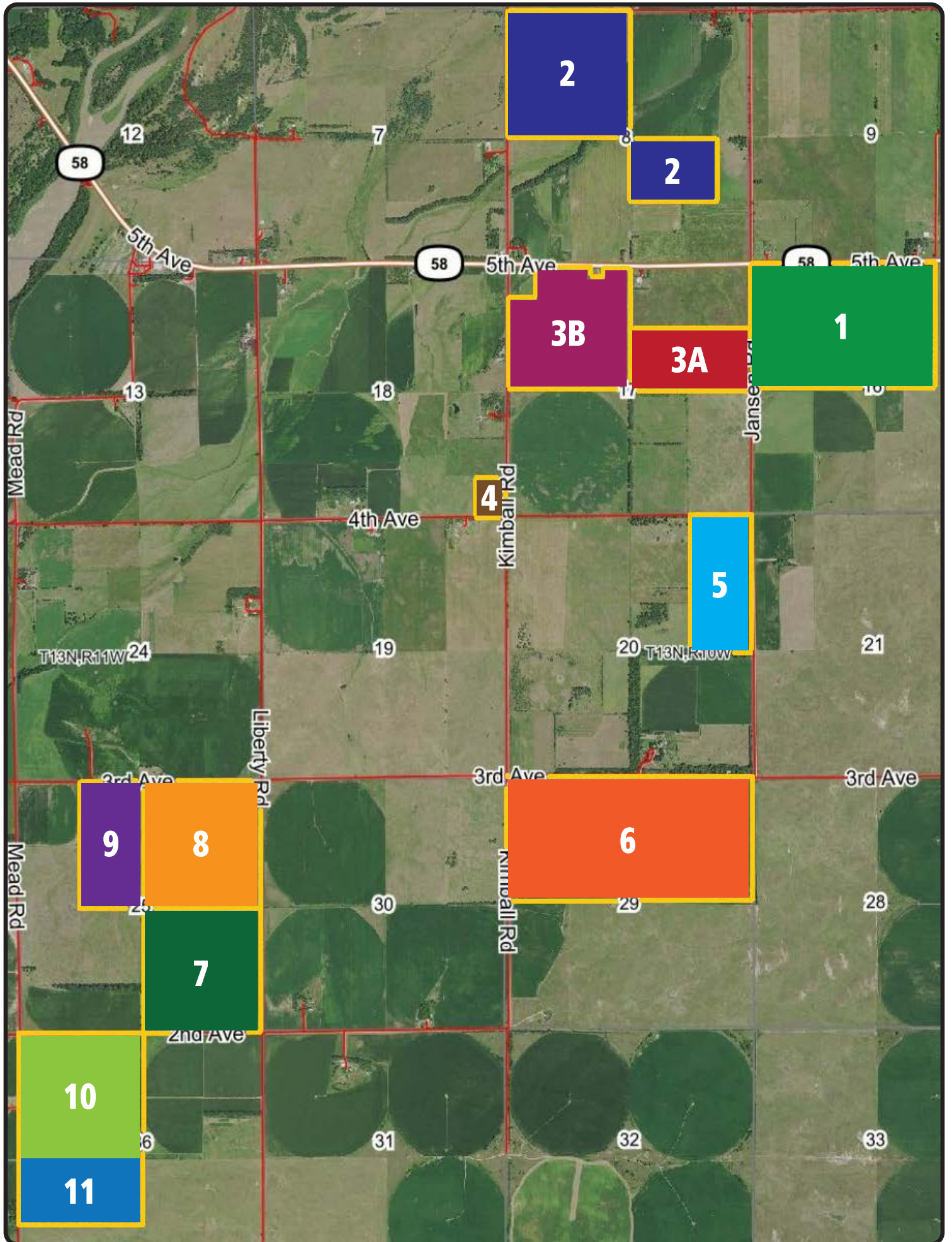
TRACT 8



TRACT 9



TRACT 3A



Boundary lines are for visual aid only.



TRACT 7



TRACT 2

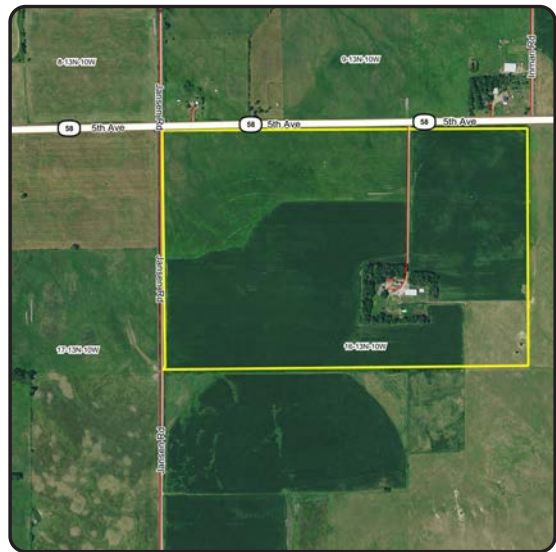
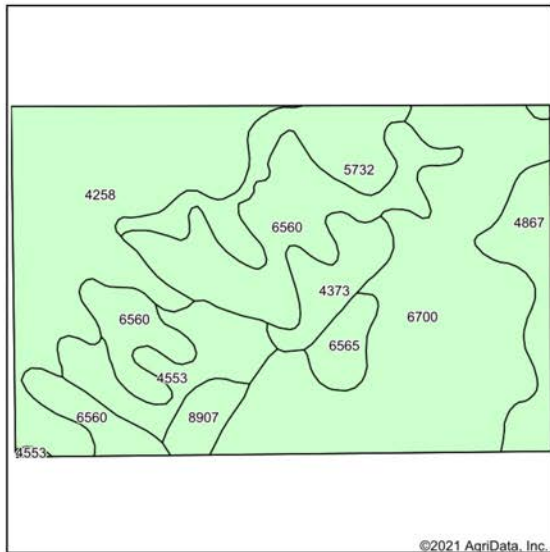


TRACT 2

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-12 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1-12 until all tracts 1-12 have been sold. No tracts will be combined and re-offered.

TERMS & CONDITIONS: The successful bidder(s) shall pay 10% of the total purchase price on the day of the auction and execute a real estate contract that states the entire balance is due and payable at closing. Closing & possession date shall be on or before December 1, 2021. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. Title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. Although due diligence was practiced by the seller and the seller's agents, No warranties of any kind are made except those stated in writing in the purchase agreements and deeds. If the property is sold in individual tracts and a survey is necessary to convey good title, a survey will be completed at the seller's expense. Any additional surveys will be the responsibility of the buyer. Please call Waldo Realty for an on-site inspection of the property. Potential buyers are hereby advised that Waldo Realty and all representatives thereof represent the seller throughout the sale process. Any announcements made on the day of the sale supersede any previously given information. For any further information contact Waldo Realty.

Tract 1 - Soils & Aerial



Soils data provided by USDA and NRCS.

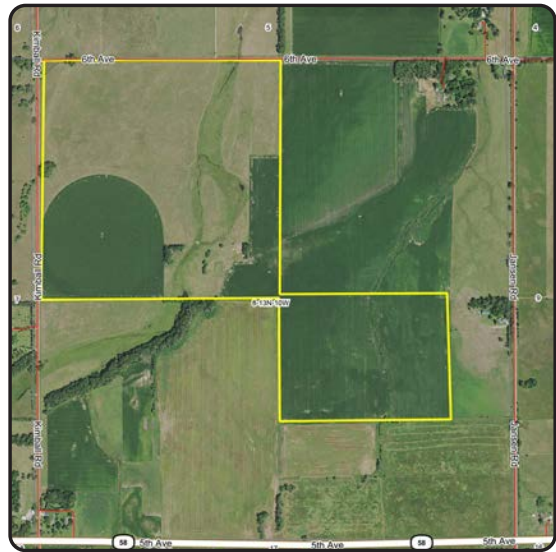
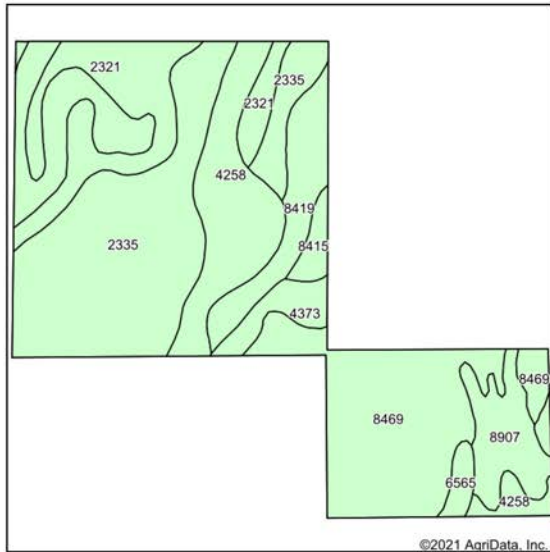
Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	'n NCCPI Corn	'n NCCPI Soybeans
			%	'c	'c			
6700	Thurman loamy fine sand, 0 to 2 percent slopes	70.07	30.2%	Illc	Illc	32	32	29
4258	Almeria soils, occasionally flooded	53.16	22.9%	Vw	Vw	37	20	23
6560	Thurman fine sand, 0 to 6 percent slopes	42.77	18.4%	IVc	IVc	32	31	29
5732	Darr fine sandy loam, rarely flooded	17.29	7.5%	Ilc	Ilc	38	30	27
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	15.51	6.7%	IVw	Illw	29	30	29
4867	Valentine-Libory complex, 0 to 9 percent slopes	12.97	5.6%	Vlc	IVc	39	29	28
4373	Libory-Boelus loamy fine sands	9.71	4.2%	Illc	Ilc	56	43	52
6565	Thurman loamy fine sand, loamy substratum, 0 to 2 percent slopes	5.37	2.3%	Illc	Ilc	39	35	34
8907	Ovina loamy fine sand	4.97	2.1%	Illw	Illw	54	44	60
Weighted Average						35.4	*n 29.4	*n 29.2

State: **Nebraska**
 County: **Howard**
 Location: **16-13N-10W**
 Township: **Cleveland**
 Acres: **231.82**
 Date: **5/13/2021**



'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.

Tract 2 - Soils & Aerial



Soils data provided by USDA and NRCS.

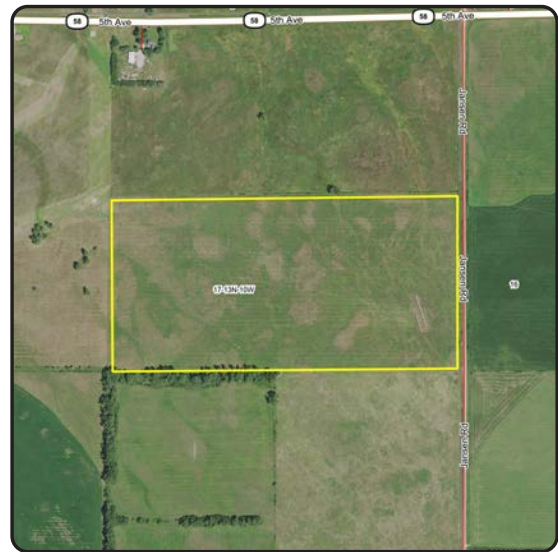
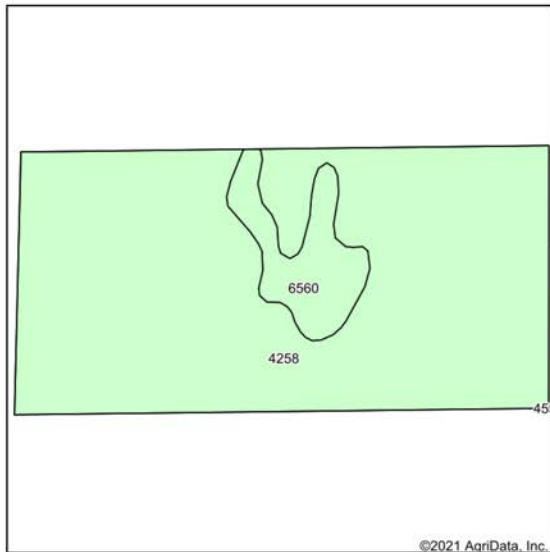
Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG	'n NCCPI Corn	'n NCCPI Soybeans
			%	'c	'c			
2335	Inavale loamy fine sand, 0 to 3 percent slopes	78.96	36.3%	IVc	Ilc	33	27	27
8469	Gibbon silt loam, rarely flooded	44.63	20.5%	Ilw	Ilw	54	38	59
4258	Almeria soils, occasionally flooded	28.42	13.1%	Vw	Vw	37	20	23
2321	Inavale fine sand, 0 to 3 percent slopes	27.26	12.5%	Vlc	IVc	30	24	24
8419	Boel loamy fine sand, rarely flooded	14.12	6.5%	IVw	IVw	25	25	25
8907	Ovina loamy fine sand	12.52	5.7%	Illw	Illw	54	44	60
4373	Libory-Boelus loamy fine sands	6.03	2.8%	Illc	Ilc	56	43	52
8415	Boel fine sandy loam, rarely flooded	3.14	1.4%	Illw	Illw	31	29	33
6565	Thurman loamy fine sand, loamy substratum, 0 to 2 percent slopes	2.66	1.2%	Ilc	Ilc	39	35	34
Weighted Average						38.8	*n 29.4	*n 35.3

State: **Nebraska**
 County: **Howard**
 Location: **8-13N-10W**
 Township: **Cleveland**
 Acres: **217.74**
 Date: **5/13/2021**



'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.

Tract 3A - Soils & Aerial



Soils data provided by USDA and NRCS.

Area Symbol: NE093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4258	Almeria soils, occasionally flooded	68.91	91.1%	Vw		37	20	23
6560	Thurman fine sand, 0 to 6 percent slopes	6.71	8.9%	IVe	IVe	32	31	29
Weighted Average						36.6	*n 21	*n 23.5

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

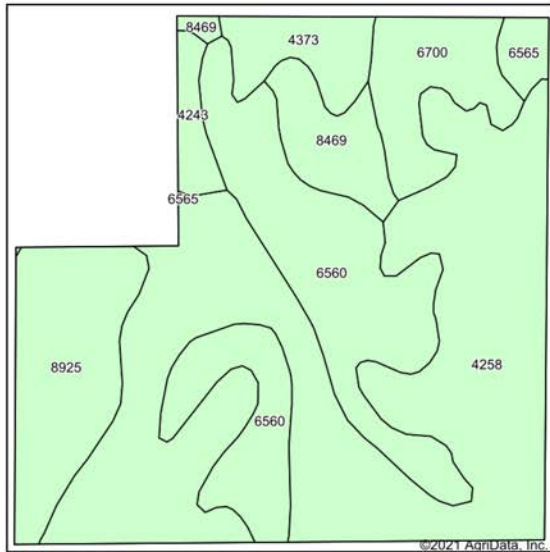
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

State: **Nebraska**
 County: **Howard**
 Location: **17-13N-10W**
 Township: **Cleveland**
 Acres: **75.62**
 Date: **5/13/2021**



Tract 3B - Soils & Aerial



Soils data provided by USDA and NRCS.

Area Symbol: NE093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4258	Almeria soils, occasionally flooded	60.70	47.3%	Vw		37	20	23
6560	Thurman fine sand, 0 to 6 percent slopes	28.53	22.2%	IVe	IVe	32	31	29
8925	Simeon loamy sand, 0 to 3 percent slopes	14.24	11.1%	Vls	IVs	28	26	25
6700	Thurman loamy fine sand, 0 to 2 percent slopes	8.70	6.8%	IIle	IIle	32	32	29
8469	Gibbon silt loam, rarely flooded	6.44	5.0%	IIlw	IIlw	54	38	59
4373	Libory-Boelus loamy fine sands	5.30	4.1%	IIle	IIle	56	43	52
4243	Ord loam, rarely flooded	2.55	2.0%	IIlw	IIlw	27	33	45
6565	Thurman loamy fine sand, loamy substratum, 0 to 2 percent slopes	1.88	1.5%	IIle	IIle	39	35	34
Weighted Average						36	*n 26.3	*n 28.6

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

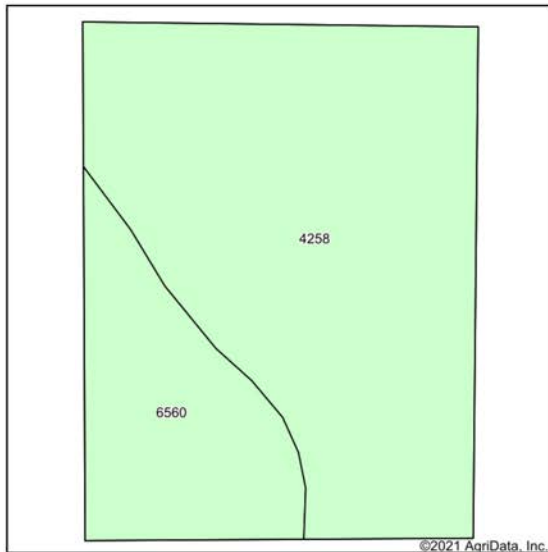
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

State: **Nebraska**
 County: **Howard**
 Location: **17-13N-10W**
 Township: **Cleveland**
 Acres: **128.34**
 Date: **5/13/2021**



Tract 4 - Soils & Aerial



Soils data provided by USDA and NRCS.

Area Symbol: NE093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4258	Almeria soils, occasionally flooded	9.48	75.4%	Vw		37	20	23
6560	Thurman fine sand, 0 to 6 percent slopes	3.10	24.6%	IVe	IVe	32	31	29
Weighted Average						35.8	*n 22.7	*n 24.5

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

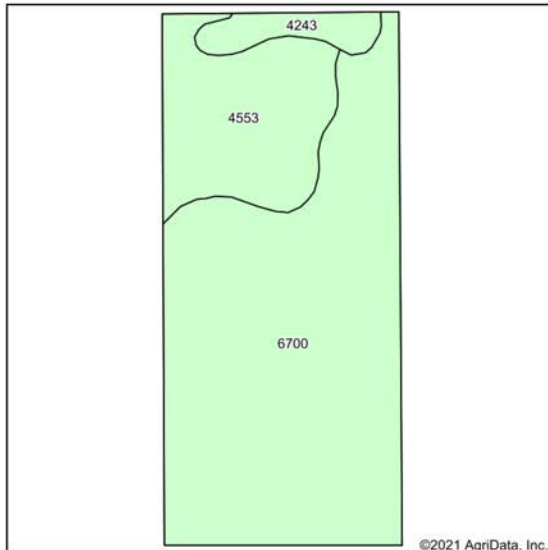
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

State: **Nebraska**
 County: **Howard**
 Location: **18-13N-10W**
 Township: **Cleveland**
 Acres: **12.58**
 Date: **5/13/2021**



Tract 5 - Soils & Aerial



Soils data provided by USDA and NRCS.

Area Symbol: NE093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6700	Thurman loamy fine sand, 0 to 2 percent slopes	59.87	73.4%	IIIe	IIIe	32	32	29
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	17.88	21.9%	IVw	IIIw	29	30	29
4243	Ord loam, rarely flooded	3.77	4.6%	IIw	IIw	27	33	45
Weighted Average						31.1	*n 31.6	*n 29.7

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

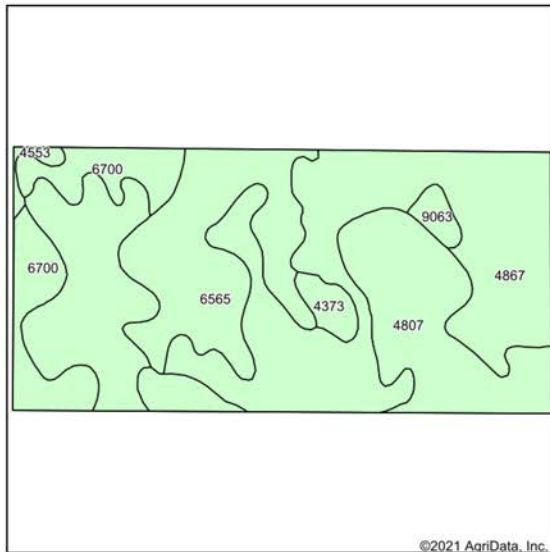
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

State: **Nebraska**
 County: **Howard**
 Location: **20-13N-10W**
 Township: **Cleveland**
 Acres: **81.52**
 Date: **5/13/2021**



Tract 6 - Soils & Aerial



Soils data provided by USDA and NRCS.

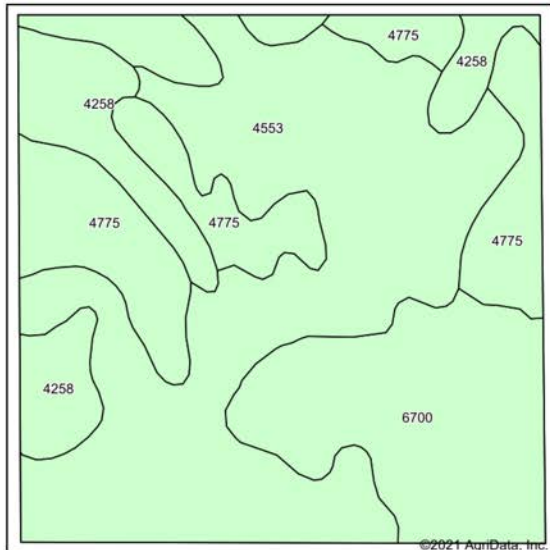
Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Irr Class °c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4867	Valentine-Libory complex, 0 to 9 percent slopes	156.04	49.7%		Vle	IVe	39	29
4807	Valentine fine sand, rolling	56.82	18.1%		Vle		22	20
6565	Thurman loamy fine sand, loamy substratum, 0 to 2 percent slopes	56.59	18.0%		Ille	Ille	39	35
6700	Thurman loamy fine sand, 0 to 2 percent slopes	32.40	10.3%		Ille	Ille	32	29
4373	Libory-Boelus loamy fine sands	5.73	1.8%		Ille	Ille	56	43
9063	Kenesaw silt loam, 0 to 1 percent slopes	4.19	1.3%		Ilc	le	70	58
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	2.18	0.7%		IVw	Illw	29	30
Weighted Average						35.9	*n 29.4	*n 28.8

*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.

State: **Nebraska**
 County: **Howard**
 Location: **29-13N-10W**
 Township: **Cleveland**
 Acres: **313.95**
 Date: **5/13/2021**



Tract 7 - Soils & Aerial



Soils data provided by USDA and NRCS.

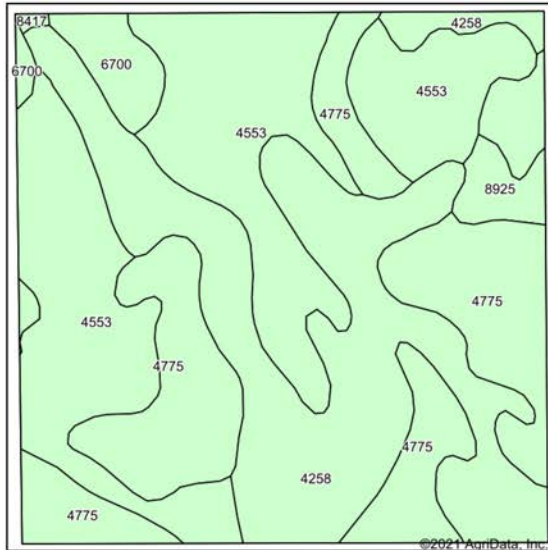
Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Irr Class °c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	70.28	45.5%		IVw	Illw	29	29
4775	Valentine and Thurman soils, 0 to 17 percent slopes	34.09	22.1%		Vle		27	24
6700	Thurman loamy fine sand, 0 to 2 percent slopes	30.75	19.9%		Ille	Ille	32	29
4258	Almeria soils, occasionally flooded	19.21	12.4%		Vw		37	20
Weighted Average						30.2	*n 27.8	*n 26.9

*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.

State: **Nebraska**
 County: **Howard**
 Location: **25-13N-11W**
 Township: **Cleveland**
 Acres: **154.33**
 Date: **5/13/2021**



Tract 8 - Soils & Aerial



Soils data provided by USDA and NRCS.

Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Irr Class °c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	56.13	36.1%		IVw	Illw	29	30
4258	Almeria soils, occasionally flooded	47.39	30.5%		Vw		37	20
4775	Valentine and Thurman soils, 0 to 17 percent slopes	43.77	28.1%		Vle		27	24
6700	Thurman loamy fine sand, 0 to 2 percent slopes	4.83	3.1%		Ille	Ille	32	32
8925	Simeon loamy sand, 0 to 3 percent slopes	3.16	2.0%		Vls	IVs	28	26
8417	Boel loam, rarely flooded	0.26	0.2%		Illw	Illw	36	30
Weighted Average						31	*n 25.2	*n 25.4

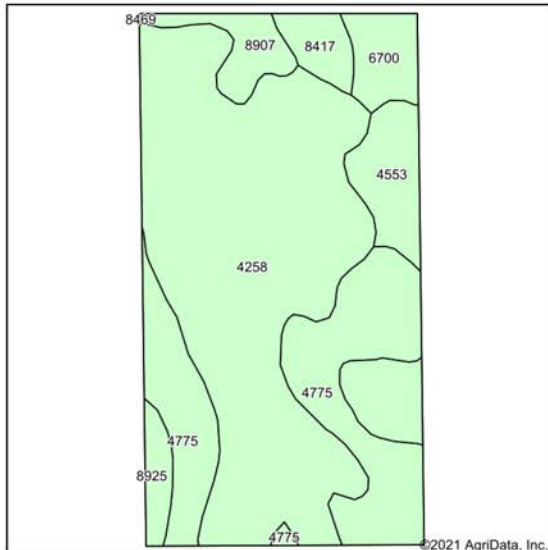
State: **Nebraska**
 County: **Howard**
 Location: **25-13N-11W**
 Township: **Cleveland**
 Acres: **155.54**
 Date: **5/13/2021**



*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.



Tract 9 - Soils & Aerial



Soils data provided by USDA and NRCS.

Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Irr Class °c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
4258	Almeria soils, occasionally flooded	44.12	53.9%		Vw		37	20
4775	Valentine and Thurman soils, 0 to 17 percent slopes	19.17	23.4%		Vle		27	24
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	7.88	9.6%		IVw	Illw	29	30
6700	Thurman loamy fine sand, 0 to 2 percent slopes	3.36	4.1%		Ille	Ille	32	32
8907	Ovina loamy fine sand	3.11	3.8%		Illw	Illw	54	44
8417	Boel loam, rarely flooded	2.33	2.8%		Illw	Illw	36	30
8925	Simeon loamy sand, 0 to 3 percent slopes	1.83	2.2%		Vls	IVs	28	26
Weighted Average						34.1	*n 23.7	*n 25.6

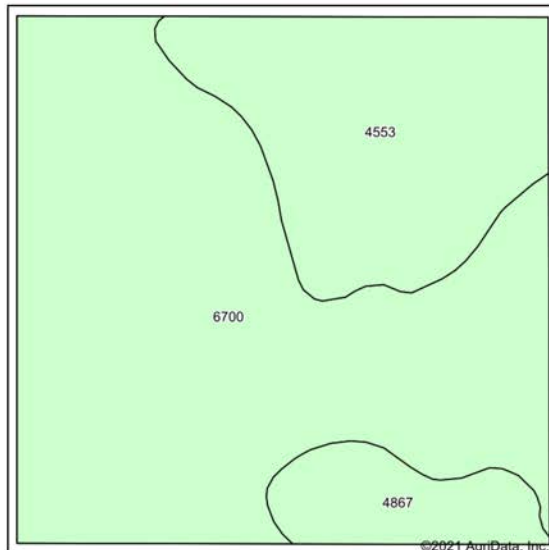
State: **Nebraska**
 County: **Howard**
 Location: **25-13N-11W**
 Township: **Cleveland**
 Acres: **81.8**
 Date: **5/13/2021**



*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.



Tract 10 - Soils & Aerial



Soils data provided by USDA and NRCS.

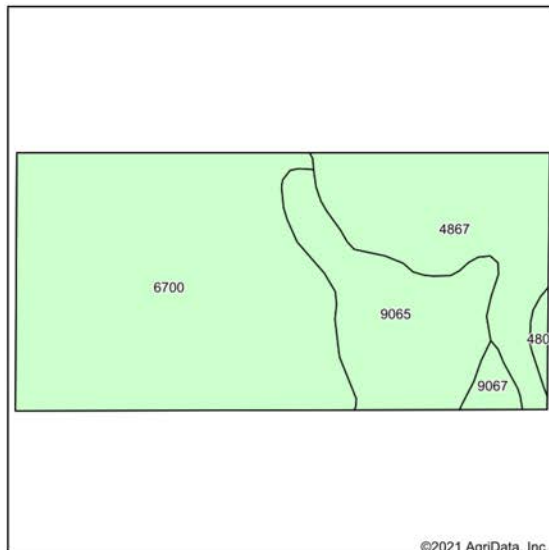
Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6700	Thurman loamy fine sand, 0 to 2 percent slopes	98.95	65.0%		IIIe	32	32	29
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	41.61	27.3%		IVw	29	30	29
4867	Valentine-Libory complex, 0 to 9 percent slopes	11.75	7.7%		Vle	39	29	28
Weighted Average						31.7	*n 31.2	*n 28.9

*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.

State: **Nebraska**
 County: **Howard**
 Location: **36-13N-11W**
 Township: **Cleveland**
 Acres: **152.31**
 Date: **5/13/2021**



Tract 11 - Soils & Aerial



Soils data provided by USDA and NRCS.

Area Symbol: NE093, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6700	Thurman loamy fine sand, 0 to 2 percent slopes	42.73	57.2%		IIIe	32	32	29
4867	Valentine-Libory complex, 0 to 9 percent slopes	16.38	21.9%		Vle	39	29	28
9065	Kenesaw silt loam, 1 to 6 percent slopes	13.66	18.3%		IIe	69	50	68
9067	Kenesaw silt loam, 6 to 11 percent slopes	1.30	1.7%		IVe	63	49	66
4807	Valentine fine sand, rolling	0.69	0.9%		Vle	22	20	20
Weighted Average						40.7	*n 34.8	*n 36.5

*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.

State: **Nebraska**
 County: **Howard**
 Location: **36-13N-11W**
 Township: **Cleveland**
 Acres: **74.76**
 Date: **5/13/2021**





TRACT 10



TRACT 1



TRACT 6



TRACT 1



TRACT 6

KROGER EQUIPMENT

Tract 1

East Pivot
Valley Corner System (#KA01641)
Western Land Roller Pump (#16139)
40 HP Nidec Motor (#7551093-C040)
Fertilizer Tank
Helper
Western Land Roller Pump (#75707)
Emerson Electric Motor

West Pivot
Valley Pivot (#10560889)
Western Land Roller Pump (#764187)
40 HP US Motor (#L05-BF48A)
Fertilizer Tank

Tract 2

5 Tower Valley Pivot (#10849666)
Submersible Pump (No #)
Small Fertilizer Tank

Tract 5

Valley Pivot (#10804546)
Western Land Roller Pump
30 HP Emerson Motor (S07-7469295)
Fertilizer Tank
Helper
Western Land Roller Pump
15 HP Emerson Motor (5K254DP6029)

Tract 6

East Pivot
Valley Corner System (#KA1641)
Western Land Roller Pump
Amarillo Gearhead (#320560)
JD Power Unit (#PE6068 F285)
1,000 Gal. fuel Tank
Fertilizer Tank
Lima Mac Generator (#MT-001-9951-0315)
Automatic Livestock Tank

West Pivot
Valley Corner System (#10377340)
2-Submersible Pumps
Fertilizer Tank

S1/2 Corner Pivot
4 Tower Valley Pivot (#10659460)
Western Land Roller Pump (No #)
25 HP Emerson Motor (#H025-S2B1)
Portable Fertilizer Tank

Tract 7

Valley Corner System (#10405963)
2-Submersible Wells
Quonset/Small Grain Bin

Tract 8

3 Tower Valley Pivot (No #)
2-Submersible Wells
Small Fertilizer Tank

Tract 10

Valley Pivot (#2099797)
Submersible Well
Fertilizer Tank
Home
Shop
5-Small Grain Bins
Stock Well

Tract 11

Valley Pivot (#11373692)
US Motor (#H03-41077523)
Western Land Roller Pump
Fertilizer Tank

AMARILLO
REALTY