

LAND FOR SALE



Bolin Farms, Inc.

Location:

Parcel 1: 2 miles east and 2½ miles north of Gibbon, Nebraska, at the intersection of Sodtown Road and 130th Road in Eastern Buffalo County, Nebraska.

Parcel 2: 1 mile east and ¾ miles north of Gibbon, Nebraska, north of the intersection of Range Road and 130th Road in Eastern Buffalo County, Nebraska.

Legal

Descriptions:

Parcel 1: The Southeast Quarter (SE ¼) of Section Twenty-Nine (29), Township Ten (10) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska [160.00 tax-assessed acres].

Parcel 2: Approximately 120.74 acres in the East Half (E ½) of Section Thirty (30), Township Ten (10) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska [120.74 tax-assessed acres].

Comments:

Two investment-grade farms located in a strong farming community close to competitive markets. Level terrain, silt loam soils, and abundant ground water would make either of these excellent portfolio additions. Both farms have long histories in producing seed corn.

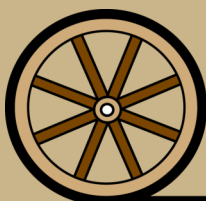
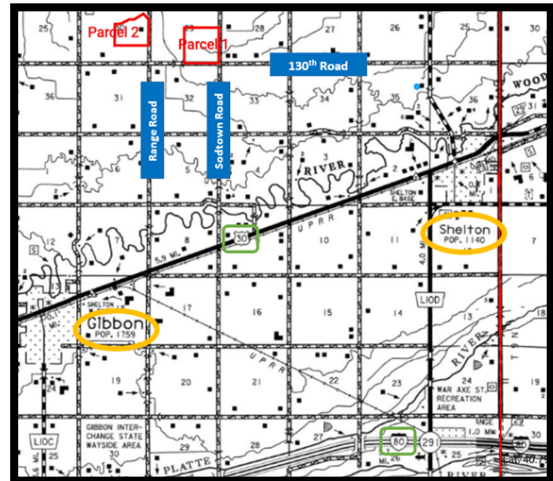
Price:

Parcel 1: **\$1,280,000.00**

Parcel 2: **\$966,000.00**

Contact:

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Listing Agent
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Offered Exclusively By:

AGRI AFFILIATES, INC.

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



Parcel 1

Soils: Primarily Detroit silt loam, with slopes 0-1%.

Taxes: 2020 Taxes—\$12,819.74

Natural Resource District: Central Platte Natural Resources District [152.30 certified irrigated acres].

Leases: Subject to a flex cash lease running through the 2022 crop year.

Irrigation Information:

Well # 1

Well Registration:	<u>G-012124</u>	Completion Date:	<u>6/7/1954</u>
Well Depth:	<u>60 feet</u>	Static Water Level:	<u>35 feet</u>
Pumping Level:	<u>Not defined</u>	Column:	<u>6 inches</u>
Gallons/Minute:	<u>600 gpm</u>	Pump:	<u>Western Land Roller</u>
Electric Motor:	<u>US Motors 15 HP</u>		

Well # 2

Well Registration:	<u>G-024752</u>	Completion Date:	<u>5/1/1971</u>
Well Depth:	<u>99 feet</u>	Static Water Level:	<u>34 feet</u>
Pumping Level:	<u>46 feet</u>	Column:	<u>6 inches</u>
Gallons/Minute:	<u>650 gpm</u>	Pump:	<u>Western Land Roller</u>
Electric Motor:	<u>US Motors 15 HP</u>		

Well # 3

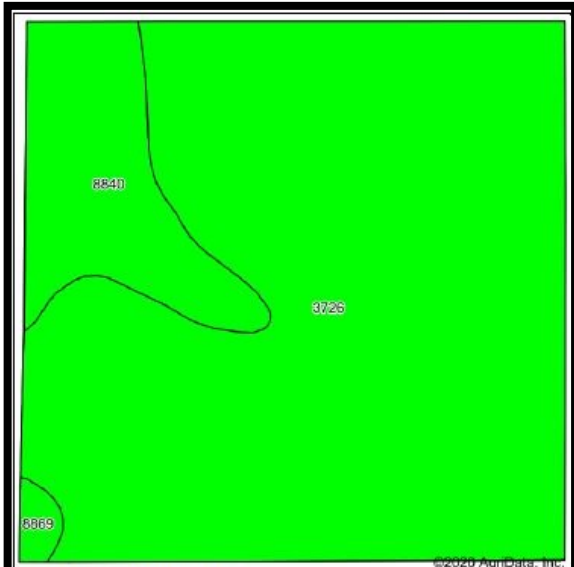
Well Registration:	<u>G-012123</u>	Completion Date:	<u>5/4/2002</u>
Well Depth:	<u>240 feet</u>	Static Water Level:	<u>23 feet</u>
Pumping Level:	<u>45 feet</u>	Column:	<u>8 inches</u>
Gallons/Minute:	<u>800 gpm</u>	Pump:	<u>Western Land Roller</u>
Electric Motor:	<u>WEG</u>		

Center-Pivot irrigation system is tenant owned. West pivot corners are gravity irrigated with wells #1 & #2.

<u>FSA Information:</u>	Total Farmland:	<u>157.74 acres</u>	Total Cropland:	<u>157.74 acres</u>
	Government Base Acres:	<u>Corn — 144.6</u> <u>Soybeans — 10.7</u>	PLC Yields:	<u>Corn — 183</u> <u>Soybeans — 64</u>



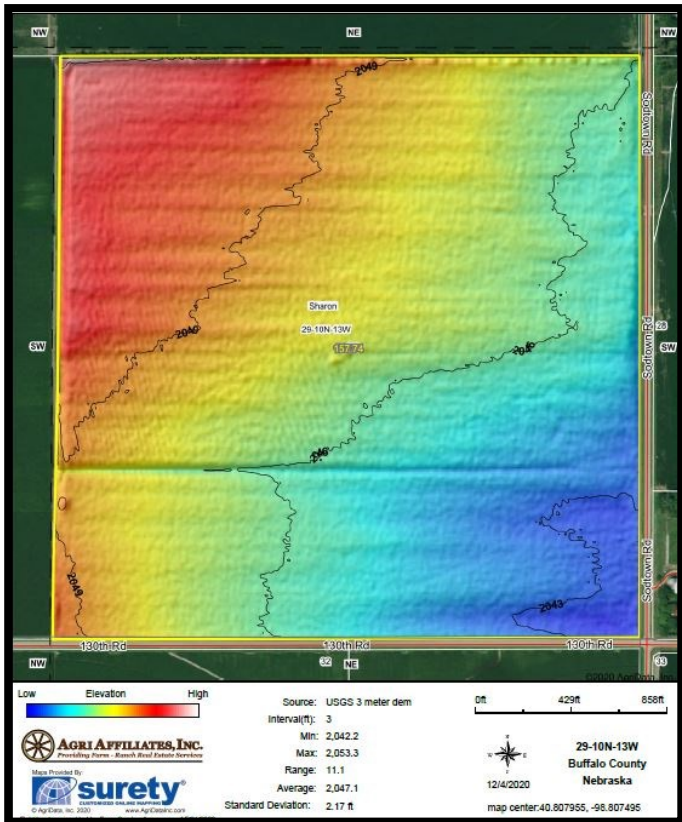
Parcel 1 - Maps & Pictures



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr Class 'c	Alfalfa hay	Alfalfa hay irrigated	Com	Com irrigated
3726	Detroit silt loam, 0 to 1 percent slopes	133.65	84.7%		ilc	lw				
8840	Hall silt loam, 0 to 1 percent slopes	22.53	14.3%		ilc	l	5	7	56	16
8869	Hord silt loam, 0 to 1 percent slopes	1.56	1.0%		ilc	lw				
Weighted Average							0.7	1	8	23

'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.



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Parcel 2

Soils: Primarily Hord silt loam, with slopes 0-3%.

Taxes: 2020 Taxes—\$9,777.88

Natural Resource District: Central Platte Natural Resources District [104.60 certified irrigated acres].

Leases: Subject to a flex cash lease running through the 2022 crop year.

Irrigation Information:

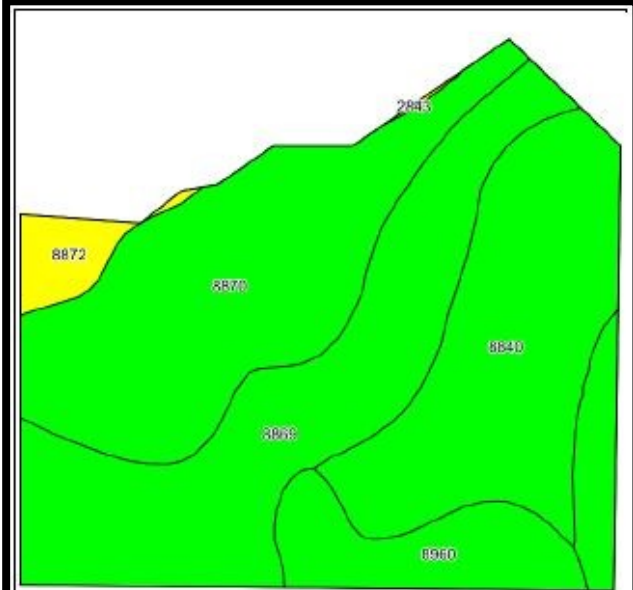
Well Registration:	<u>G-009356</u>	Completion Date:	<u>4/22/2008</u>
Well Depth:	<u>255 feet</u>	Static Water Level:	<u>51 feet</u>
Pumping Level:	<u>170 feet</u>	Column:	<u>6 inches</u>
Gallons/Minute:	<u>650 gpm</u>	Pump:	<u>Western Land</u>
Electric Motor:	<u>GE 50 HP</u>		<u>Roller</u>

Center-Pivot irrigation system is tenant owned.

<u>FSA Information:</u>	Total Cropland:	<u>118.34 acres</u>	PLC Yields:	<u>Corn — 183</u>
	Government Base Acres:	<u>Corn — 79.2</u>		<u>Soybeans — 64</u>
		<u>Soybeans — 22.4</u>		



Parcel 2 - Maps & Pictures

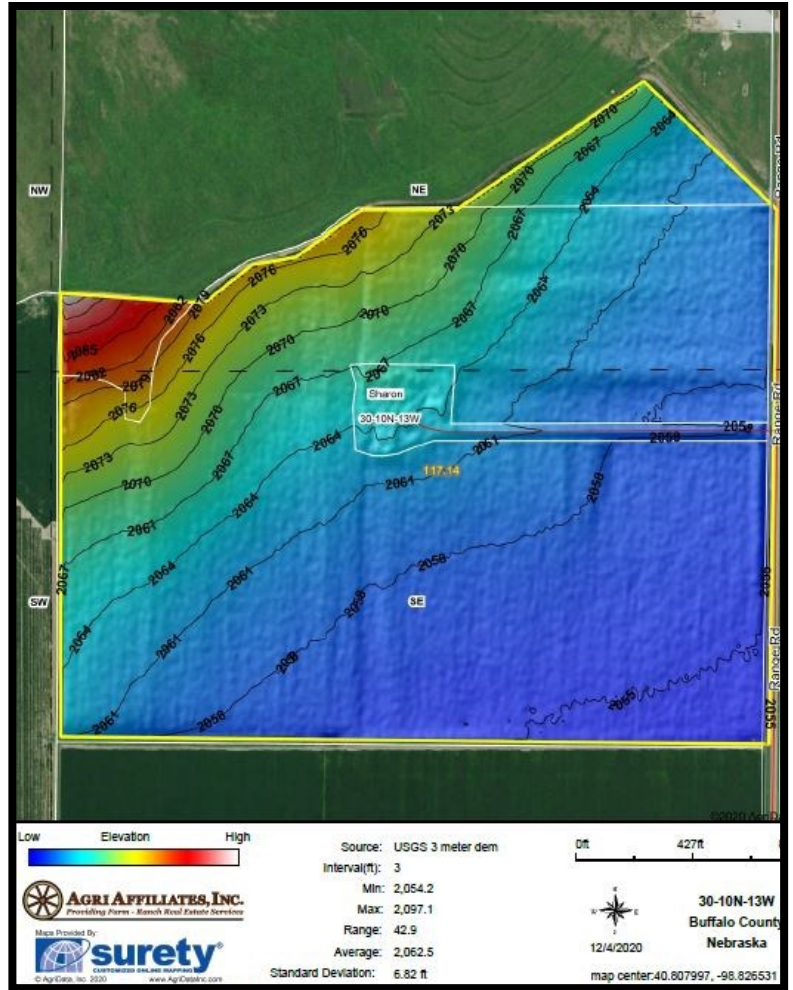


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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Irr Class 'c'	Aifaifa hay	Aifaifa hay irrigated	Com	Com Irrigated
8869	Hord silt loam, 0 to 1 percent slopes	38.30	32.7%		llc	lw				
8870	Hord silt loam, 1 to 3 percent slopes	35.11	30.0%		lle	lle				
8840	Hall silt loam, 0 to 1 percent slopes	29.84	25.5%		llc	l	5	7	56	165
8960	Wood River silt loam, 0 to 1 percent slopes	10.26	8.8%		lls	lls	4	6	44	160
8872	Hord silt loam, 3 to 6 percent slopes	3.52	3.0%		llle	llle	4	6	45	116
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	0.11	0.1%		lve	lve				
Weighted Average							1.7	2.6	19.6	68.6

*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.



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