

LAND FOR SALE

WILLIAM H. HILL REVOCABLE TRUST FARMS



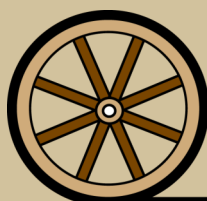
View the aerial video at
www.agriaffiliates.com!

653.63 acres of prime,
Nuckolls Co., Nebraska
cropland and pasture
offered in four parcels!



Adam D. Pavelka, JD
Listing Agent
(402)984-7744
adam@agriaffiliates.com

This is a tremendous offering of some of the highest quality cropland and pasture that has ever reached the public market in this area!
See inside for further details.



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

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PARCEL 1 | INFORMATION

Location: From Edgar: 3 ½ miles south on Road 4100, then 1 mile west on Highway 4 to the southeastern corner of the farm (northwest of the intersection of Road 4000 and Highway 4) in north-central Nuckolls County, Nebraska; or 9 miles west of Davenport, Nebraska.

Legal Description: The Southeast Quarter (SE ¼) of Section Sixteen (16), Township Four (4) North, Range Six (6) West of the 6th P.M., Nuckolls County, Nebraska [157.63 tax-assessed acres].

Comments: **This parcel offers exceptional cropland adjacent to a nice-sized fenced pasture with recreational appeal. Existing irrigation wells provide irrigation potential!**

Taxes: 2020 Taxes—\$6,541.42 **Leases:** Full possession available in 2022!

Price: **\$1,350,000.00**

Natural Resources District: Little Blue Natural Resources District.

Soils: Primarily Hastings silt loam soils, with slopes ranging from 0-1%.

<u>FSA Information:</u>	Total Farmland:	<u>157.13 acres</u>	Total Cropland:	<u>131.45 acres</u>
	Government Base Acres:	<u>Wheat—14.93</u>	PLC Yields:	<u>Wheat—37</u>
		<u>Corn—82.64</u>		<u>Corn—143</u>
		<u>Soybeans—32.72</u>		<u>Soybeans—72</u>

<u>Well Information:</u>	Well Registration:	<u>G-022585</u>	Completion Date:	<u>06/02/1963</u>
	Well Depth:	<u>110 feet</u>	Static Water Level:	<u>74 feet</u>
	Gallons/Minute:	<u>360 gpm</u>	Pump:	<u>Western Land Roller</u>
			Gearhead:	<u>US Motors 30hp, 5:6</u>

	Well Registration:	<u>G-022586</u>	Completion Date:	<u>12/03/1963</u>
	Well Depth:	<u>118 feet</u>	Static Water Level:	<u>70 feet</u>
	Pumping Level:	<u>110 feet</u>	Column:	<u>7 inches</u>
	Gallons/Minute:	<u>560 gpm</u>	Pump:	<u>Western Land Roller</u>
			Gearhead:	<u>Amarillo 30hp, 6:5</u>

	Well Registration:	<u>G-142461</u>	Completion Date:	<u>12/14/1981</u>
	Well Depth:	<u>130 feet</u>	Static Water Level:	<u>79 feet</u>

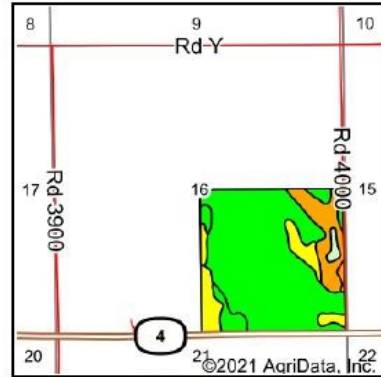
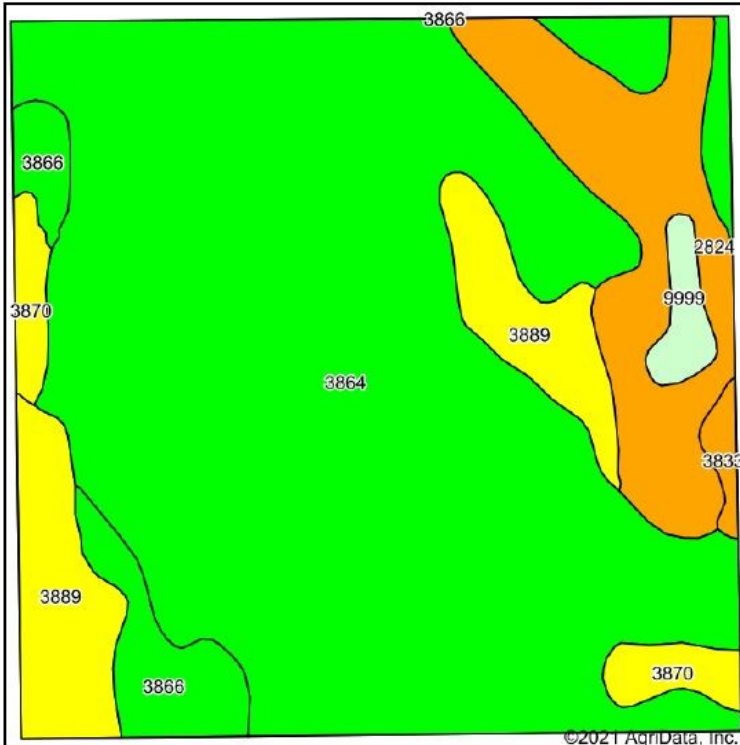
PARCEL 1 | AERIAL MAP



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PARCEL 1 | SOILS MAP

Soils Map



State: **Nebraska**
 County: **Nuckolls**
 Location: **16-4N-6W**
 Township: **Sherman**
 Acres: **158.61**
 Date: **10/6/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	112.45	70.9%		Iw	Iw	69
2824	Uly silt loam, 11 to 30 percent slopes, eroded	17.61	11.1%		Vle		50
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	14.11	8.9%		IVe	IVe	67
3866	Hastings silt loam, 1 to 3 percent slopes	7.21	4.5%		Ile	Ile	68
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	4.13	2.6%		IIle	IIle	59
9999	Water	2.03	1.3%				
3833	Geary-Uly complex, 11 to 30 percent slopes	1.07	0.7%		Vle		57
Weighted Average					1.94	1.23	*n 65.4



PARCEL 1 | PICTURES



PARCEL 2 | INFORMATION

Location: From Superior: 5 miles north on Highway 14, then 1 mile east on Road J to the southwestern corner of the farm (northeast of the intersection of Road 3700 and Road J) in south-central Nuckolls County, Nebraska.

Legal Description: The Southwest Quarter (SW ¼) of Section Nineteen (19), Township Two (2) North, Range Six (6) West of the 6th P.M., Nuckolls County, Nebraska [169.00 tax-assessed acres].

Comments: This is a very productive, non-irrigated cropland quarter section with an established shelterbelt and grain storage (approximately 13,000 bushels) located in the southwest corner.

Taxes: 2020 Taxes—\$5,178.00 **Leases:** Full possession available in 2022!

Price: **\$898,000.00**

Natural Resources District: Little Blue Natural Resources District.

Soils: Primarily Crete and Hastings silt loam soils, with slopes ranging from 0-7%.

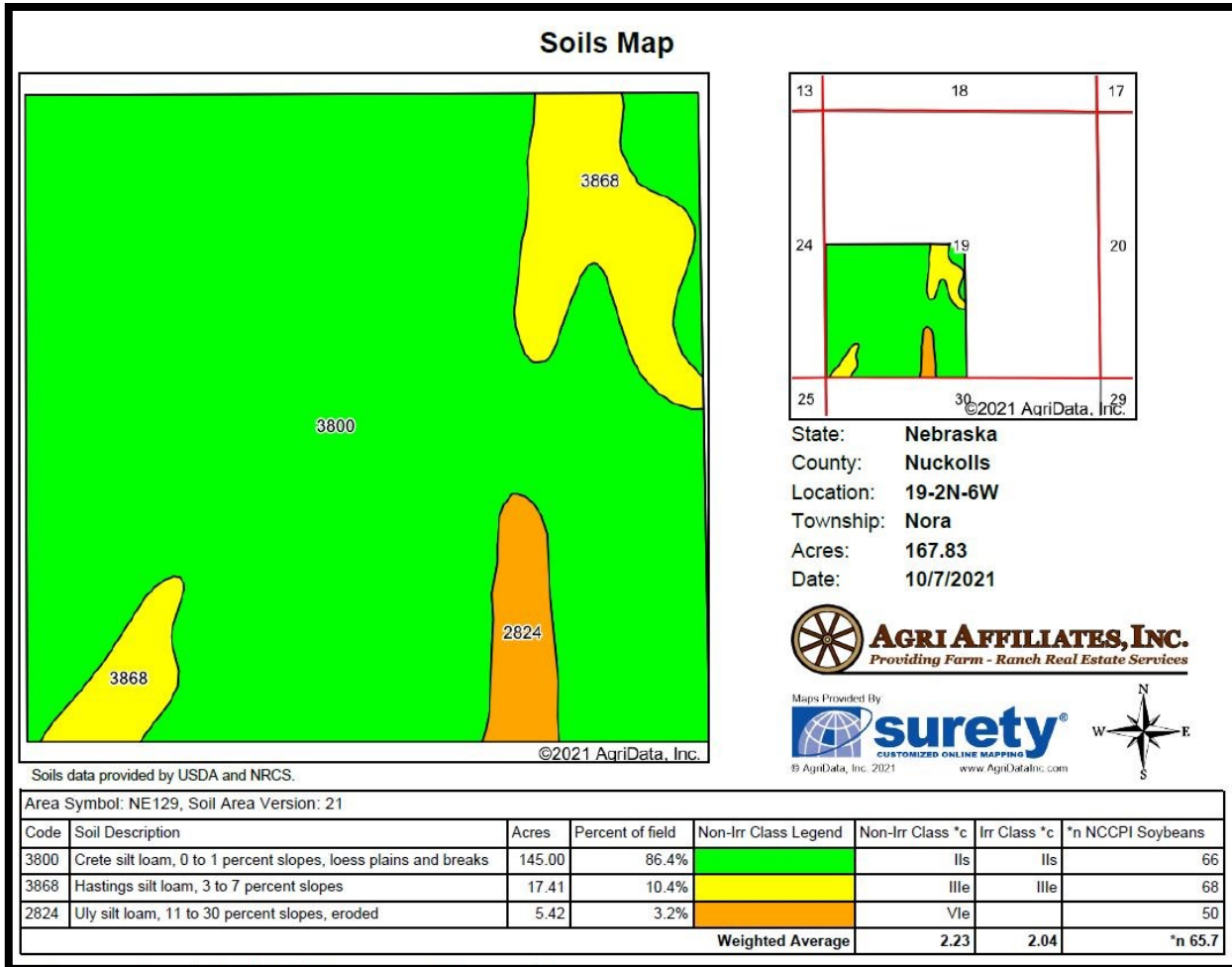
<u>FSA Information</u>	Total Farmland:	<u>167.94 acres</u>	Total Cropland:	<u>160.66 acres</u>
	Government Base Acres:	<u>Wheat—49.80</u>	PLC Yields:	<u>Wheat—45</u>
		<u>Oats—1.20</u>		<u>Oats—39</u>
		<u>Corn—12.40</u>		<u>Corn—129</u>
		<u>Gr. Sorg.—78.40</u>		<u>Gr. Sorg.—77</u>
		<u>Soybeans—13.50</u>		<u>Soybeans—49</u>



PARCEL 2 | AERIAL MAP



PARCEL 2 | SOILS MAP



PARCEL 2 | PICTURES



PARCEL 3 | INFORMATION

Location: From Superior: 5 miles north on Highway 14, then 1 ½ miles east on Road J to the southwestern corner of the farm in south-central Nuckolls County, Nebraska.

Legal Description: The Southeast Quarter (SE ¼) of Section Nineteen (19), Township Two (2) North, Range Six (6) West of the 6th P.M., Nuckolls County, Nebraska [160.00 tax-assessed acres].

Comments: **This is an exceptional, non-irrigated cropland quarter section with virtually no waste. You will be hard-pressed to find a better farm!**

Taxes: 2020 Taxes—\$4,993.52 **Leases:** Full possession available in 2022!

Price: **\$880,000.00**

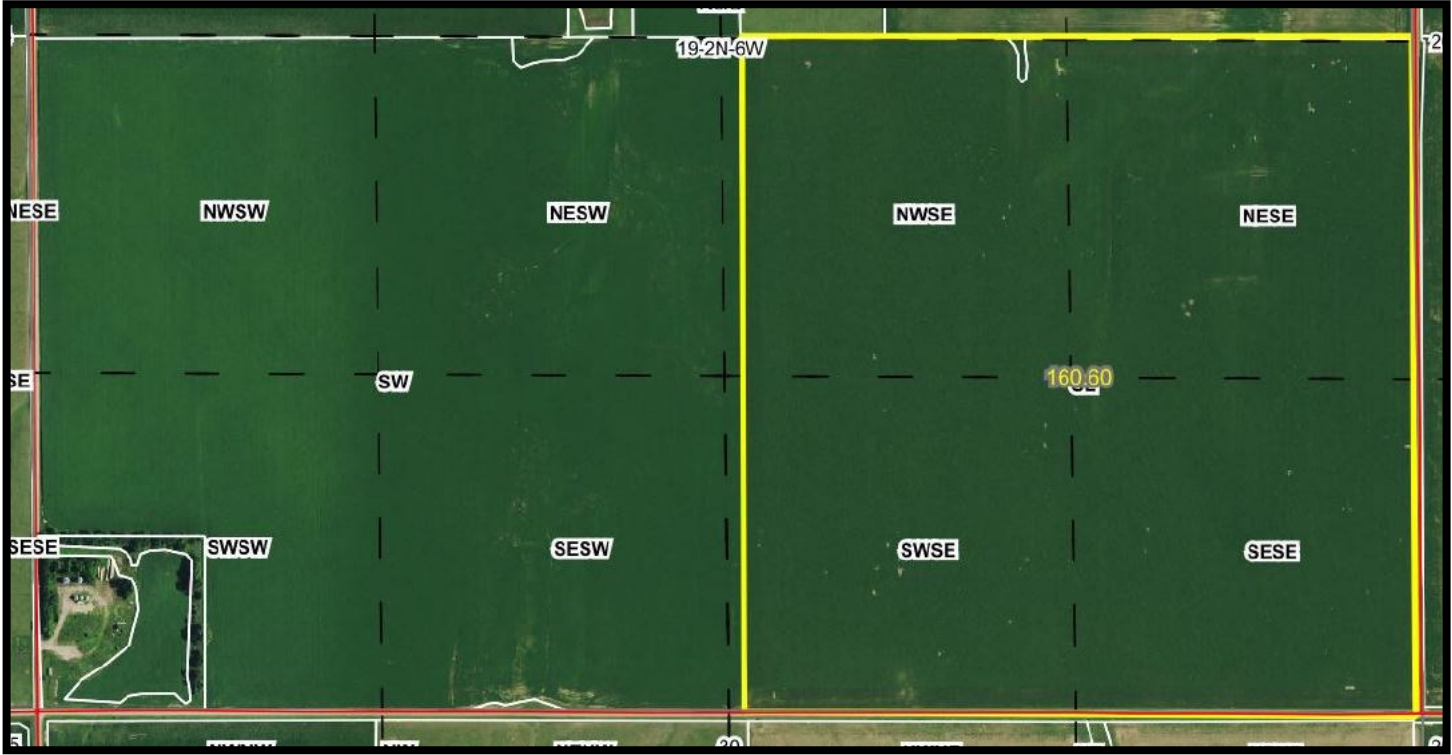
Natural Resources District: Little Blue Natural Resources District.

Soils: Primarily Crete silt loam soils, with slopes ranging from 0-7%.

<u>FSA Information</u>	Total Farmland:	<u>160.14 acres</u>	Total Cropland:	<u>159.99 acres</u>
	Government Base Acres:	<u>Wheat—49.70</u>	PLC Yields:	<u>Wheat—45</u>
		<u>Oats—1.20</u>		<u>Oats—39</u>
		<u>Corn—12.40</u>		<u>Corn—129</u>
		<u>Gr. Sorg.—78.30</u>		<u>Gr. Sorg.—77</u>
		<u>Soybeans—13.40</u>		<u>Soybeans—49</u>

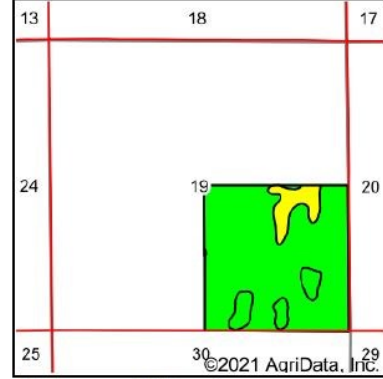
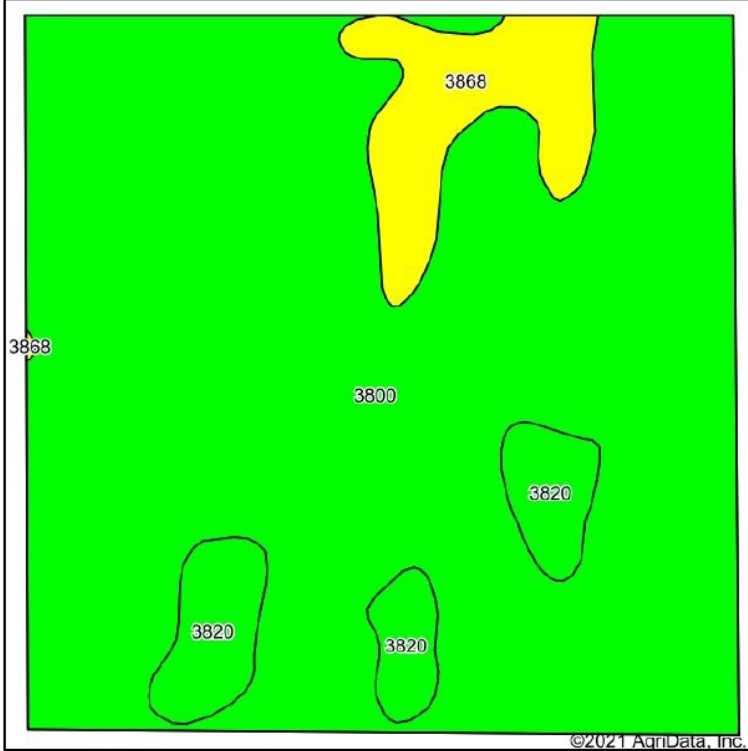


PARCEL 3 | AERIAL MAP



PARCEL 3 | SOILS MAP

Soils Map



State: **Nebraska**
 County: **Nuckolls**
 Location: **19-2N-6W**
 Township: **Nora**
 Acres: **160.6**
 Date: **10/7/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	138.39	86.2%		Ils	Ils	66
3868	Hastings silt loam, 3 to 7 percent slopes	11.42	7.1%		IIIe	IIIe	68
3820	Butler silt loam, 0 to 1 percent slopes	10.79	6.7%		IIw	IIw	60
Weighted Average					2.07	2.07	*n 65.7



PARCEL 3 | PICTURES



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PARCEL 4 | INFORMATION

Location: From Superior: 4 miles north on Highway 14, then 1 mile east on Road H, then ½ mile north on Road 3700 to the southwestern corner of the farm in south-central Nuckolls County, Nebraska.

Legal Description: The Northwest Quarter (NW ¼) of Section Thirty (30), Township Two (2) North, Range Six (6) West of the 6th P.M., Nuckolls County, Nebraska [167.00 tax-assessed acres].

Comments: **This quality farm consists of two high-quality cropland fields, separated by a nice-sized pasture with water provided by a stock dam.**

Taxes: 2020 Taxes—\$4,058.52 **Leases:** Full possession available in 2022!

Price: **\$675,000.00**

Natural Resources District: Little Blue Natural Resources District.

Soils: Primarily Crete and Uly silt loam soils, with slopes ranging from 0-30%.

<u>FSA Information</u>	Total Farmland:	<u>165.32 acres</u>	Total Cropland:	<u>83.95 acres</u>
	Government Base Acres:	<u>Wheat—26.10</u>	PLC Yields:	<u>Wheat—45</u>
		<u>Oats—0.70</u>		<u>Oats—39</u>
		<u>Corn—6.50</u>		<u>Corn—129</u>
		<u>Gr. Sorg.—41.00</u>		<u>Gr. Sorg.—77</u>
		<u>Soybeans—7.00</u>		<u>Soybeans—49</u>

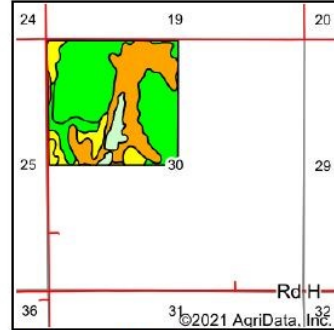
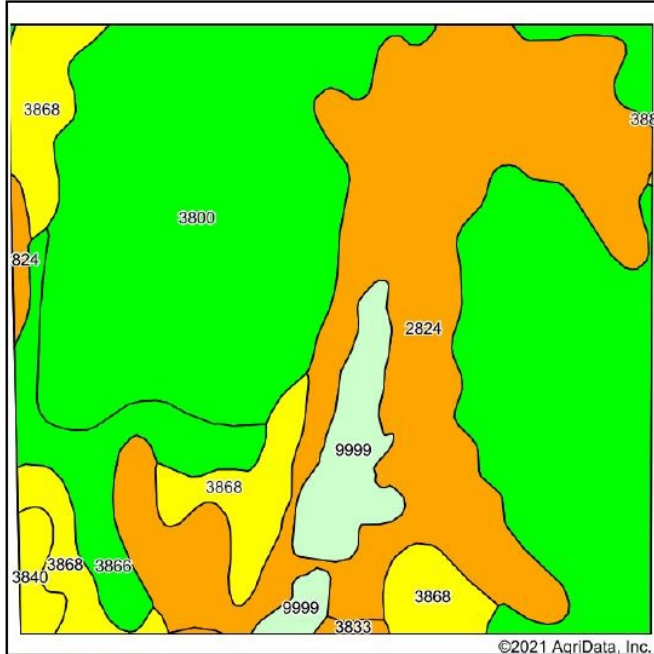


PARCEL 4 | AERIAL MAP



PARCEL 4 | SOILS MAP

Soils Map



State: **Nebraska**
 County: **Nuckolls**
 Location: **30-2N-6W**
 Township: **Nora**
 Acres: **165.38**
 Date: **10/6/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE129, Soil Area Version: 21

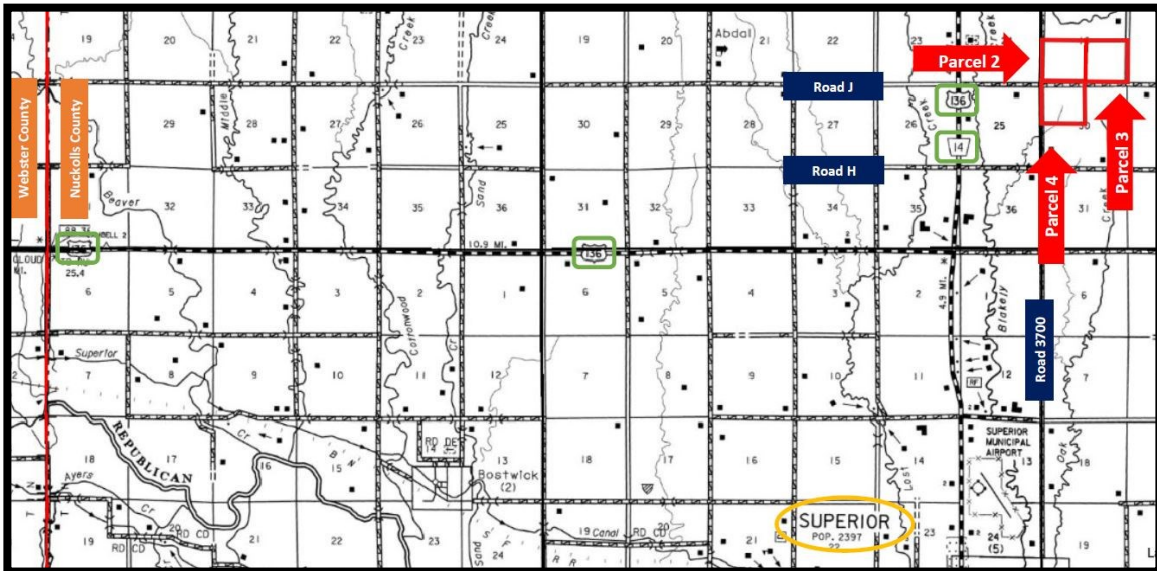
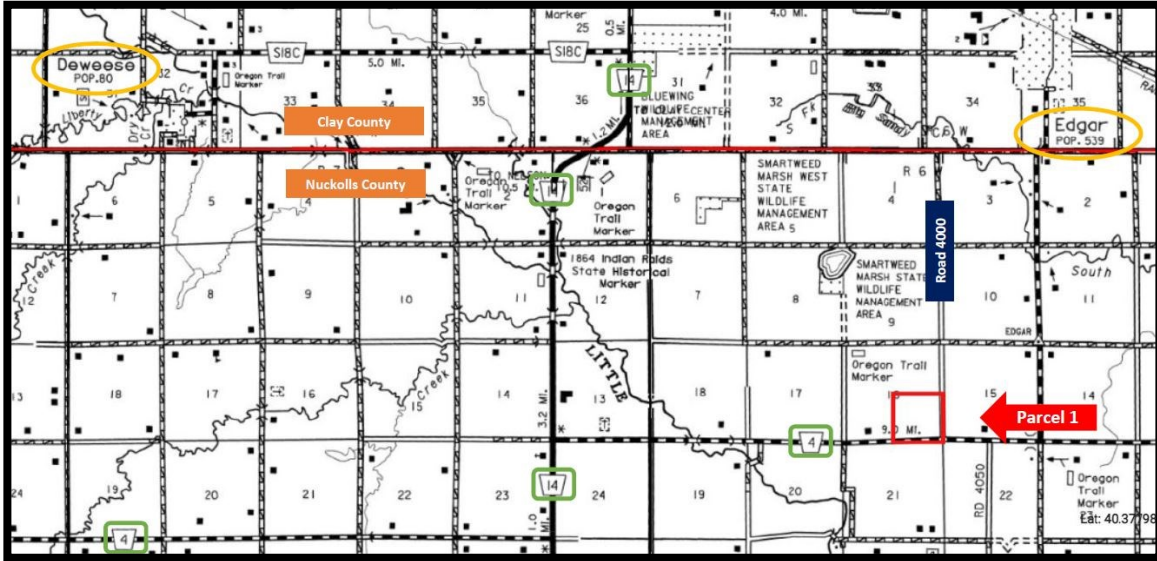
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	79.31	48.0%		Ils	Ils	66
2824	Uly silt loam, 11 to 30 percent slopes, eroded	50.37	30.5%		Vle		50
3868	Hastings silt loam, 3 to 7 percent slopes	16.20	9.8%		Ille	Ille	68
3866	Hastings silt loam, 1 to 3 percent slopes	9.46	5.7%		Ile	Ile	68
9999	Water	7.74	4.7%				
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	1.79	1.1%		Ive	Ive	62
3833	Geary-Uly complex, 11 to 30 percent slopes	0.51	0.3%		Vle		57
Weighted Average					3.26	1.41	*n 58.3



PARCEL 4 | PICTURES



LOCATION MAPS



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