

PARCEL #2

LOCATION: From Alliance, Ne., 8 miles west of Highway #385 on Otoe Road to CR #69, Then 4 miles north on CR #69 to Lincoln , and ½ mile west on Lincoln Road to the southeast corner of farm.

LEGAL DESCRIPTION: The SW1/4 of Section 5, Township 25 North, Range 49 West of the 6th P.M., Box Butte County, Nebraska.

ACRES: 159.49 total acres according to Box Butte County Assessor.

REAL ESTATE TAXES: 2021- \$4,322.76(ID#-070053855).

NRD Information: 136.0 Certified Irrigated Acres with 75.84 inches left in the 2020 to 2024 period. Well registration #G-021760.

FARM SERVICE: 134.65 acres cropland, 53.5 acre corn base with 144 bushel PLC yield, and 81.15 acre wheat base with 45 bushel IPLC yield.

MINERAL RESERVATION: Seller reserves no mineral rights. Property sells subject to any prior, unexpired mineral reservations.

PLEASE NOTE: On July 7, 2022, the Seller's Agents observed at the pivot point of Parcel #2, that the water supply pipe from the well was not hooked up to the center pivot. Additionally, the Seller's Agents have received comments that there are problems with the well, but no inspection of the well has been completed by the Seller, or their Agents. Sellers, and their Agents consider this adequate notification to allow potential Buyers to have inspections done prior to the sale.

The above information is from sources deemed reliable, but is not guaranteed. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions & Realty, and it's agents are agents of, and are representing the seller.