

PARCEL #1

LOCATION: From Alliance, Ne., 5 miles west on Otoe Road to the southeast corner of the property.

LEGAL DESCRIPTION: The SE1/4 and the SW1/4 of Section 26, Township 25 North, Range 49 West of the 6th P.M., Box Butte County, Nebraska, except a tract of land in the SW1/4 more particularly described as follows: Commencing at the Southwest Corner of such SW1/4; thence North along the West line of said Section for a distance of 450.42 feet; thence East parallel to the South line of said Section for a distance of 450.42 feet; thence South parallel to the West line of said Section for a distance of 450.42 feet; thence West along the south line of said Section for a distance of 450.42 feet to the point of beginning.

ACRES: 317.77 total acres according to Box Butte County Assessor.

REAL ESTATE TAXES: 2021- SW1/4 \$4,481.04(ID#-070047561), and SE1/4 \$4,676.38(ID#-070130043). SE1/4 Tax Does Not Include Any Buildings.

NRD Information: 258.9 Certified Irrigated Acres with 66.80 inches left in the 2020 to 2024 period. Well registration #G-113803.

FARM SERVICE: SW1/4 26-25-49-149.96 acres cropland, 52.9 acre corn base with 183 bushel PLC yield, 24.1 acre wheat base with 69 bushel PLC yield. SE1/4 26-25-49-154.94 acres cropland. FSA-156EZ shows "0" for wheat and sunflower bases.

CRP: Contract #	Acres	\$/Acre	Total \$	Contract Start	Contract End
11471	9.87	\$ 29.00	\$286.00	10/01/2020	9/30/2035
11356	11.30	\$ 29.00	\$328.00	3/01/2020	9/30/2034
11419	6.17	\$ 29.00	\$179.00	10/01/2020	9/30/2035
11358	5.73	\$ 28.48	\$163.00	3/01/2020	9/30/2034
Totals	33.07		\$956.00		

CRP payment for 10/01/21 to 9/30/22 will be prorated to closing. Buyer will agree to assume, and abide by the Farm Service Agency terms of the original contracts that are listed above.

MINERAL RESERVATION: Seller reserves no mineral rights.

BUILDING: Newer Morton pole/truss building with about half concrete floor. Building is 60'x 152'x 16'(Sidewalls). Has two sliding doors and walk in door.

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.