Property Features:

- List Price: $1,050,000.00
- 1 Irrigated Pivot
- 160 +/- Total Tax Acres
- 125.40 +/- URNRD Certified Acres

Land Type: Irrigated Pivot w/dryland corners

Legal Description: SW1/4 Sec 11-T6N-R40W; Chase County

Location: 4.5 Miles NW of Champion, NE on Road 736 & 322 Ave.

Soil Type: Primarily Jayem Loamy Fine Sand, Haxtun Loamy Fine Sand, Valent Loamy Sand, and Woodly Fine Sandy Loam

Pivot Info: Older Reinke, 8 Tower, Natural Gas Motor, Randolph 100 HP

URNRD Info: 125.40 Allocated Acres, Well Reg # G-022787, Well Date 1964, Well Depth 353', Pumping Level 135', 2,900 GPM

FSA Info: 155.63 Farmland Acres, 154.33 Cropland Acres**,** Wheat Acres 8.91, Corn Acres 137.67, Soybeans Acres 2.20, Total Base Acres: 148.78

2026 Real Estate Taxes: $3,297.10

Property Information:

- Productive Sandy Loam Soils
- Farmed Dryland Corners
- Good County Road Access
- Great Location

Call Derek at 308-414-1944 to Schedule a Showing

www.AgProRealestate.com

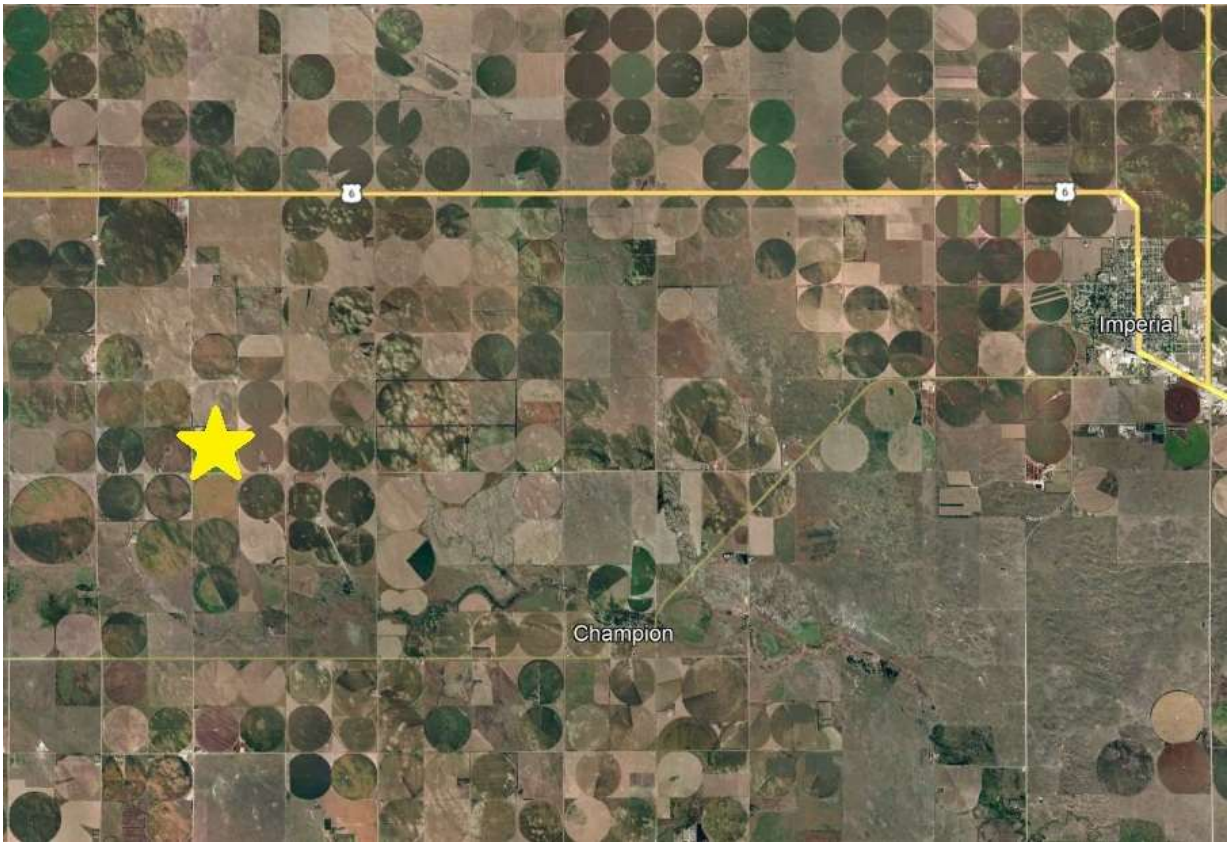
The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.

Aerial Map



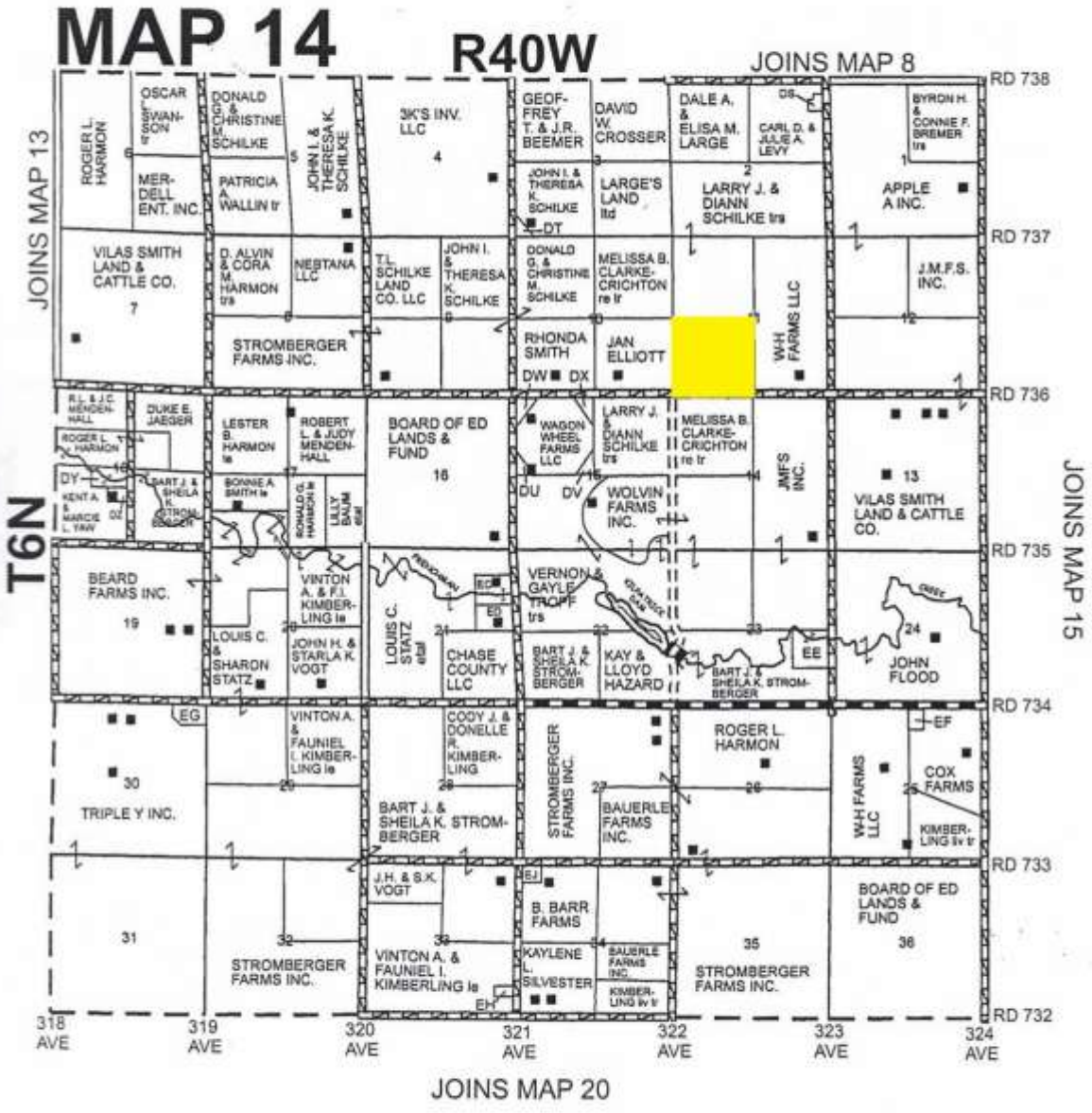
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Location Map



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Plat Map



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Soil Map

AVG NCCPI	COUNTY AVG	Source: NRCS Soil Survey
Upgrade	30.9	

All Fields 159 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS
5972	Jayem loamy fine sand, 3 to 6 percent slopes	55.20	34.8%	4
1896	Valent loamy sand, 3 to 9 percent slopes	35.12	22.1%	6
1591	Haxtun loamy fine sand, 0 to 3 percent slopes	25.25	15.9%	3
1875	Woodly fine sandy loam, 0 to 3 percent slopes	18.71	11.8%	2
5965	Jayem fine sandy loam, 0 to 3 percent slopes	16.96	10.7%	3
1502	Altvan loam, 1 to 3 percent slopes	7.59	4.8%	3
		158.83		



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