LAND FOR SALE
156.34+/- Acres • Howard County, Nebraska
Offered at $938,040

Highlights:
• High quality gravity irrigated farm with pivot potential
• Highway access!
• Great add-on or investment opportunity!

Property Location: From St. Paul, Nebraska, travel west on Highway 92 five and one-half miles west. Turn south on Highway 11 and travel south one mile to the northwest corner of the farm.

Legal Description: NW 1/4 EXC HWY 11-14-11, Howard County, Nebraska.

For additional information, please contact:

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Property Information

Property Description: This is a very productive gravity irrigated farm with potential for a pivot, located in an excellent area with competitive markets. Access is off of Highway 11 and only one mile from Highway 92! Great opportunity to add to your land holdings!

Farm Data:
Cropland    142.3 acres
Non-crop    12.09 acres
Other       1.95 acres
Total       156.34 acres

2019 Taxes: $7,995.82

FSA Information:

<table>
<thead>
<tr>
<th>Base</th>
<th>Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn</td>
<td>138 acres</td>
</tr>
<tr>
<td>Soybeans</td>
<td>3.3 acres</td>
</tr>
</tbody>
</table>

Irrigation Equipment: Farwell Irrigation Turnouts. Partial pipe

Price: $938,040

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>%</th>
<th>CAP</th>
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</thead>
<tbody>
<tr>
<td>2831</td>
<td>Uly-Clay silt loam, 17 to 30 percent slopes, eroded</td>
<td>9.0</td>
<td>5.72</td>
<td>6a</td>
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<td>2812</td>
<td>Hansey silt loam, 0 to 1 percent slopes</td>
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<td>51.86</td>
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<td>2871</td>
<td>Holdrege silt loam, 3 to 7 percent slopes, eroded</td>
<td>33.5</td>
<td>21.22</td>
<td>2a</td>
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<td>2868</td>
<td>Holdrege silt loam, 1 to 3 percent slopes</td>
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<td>21.21</td>
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<td>TOTALS</td>
<td></td>
<td>157.8</td>
<td>100%</td>
<td>2.23</td>
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</table>

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.