



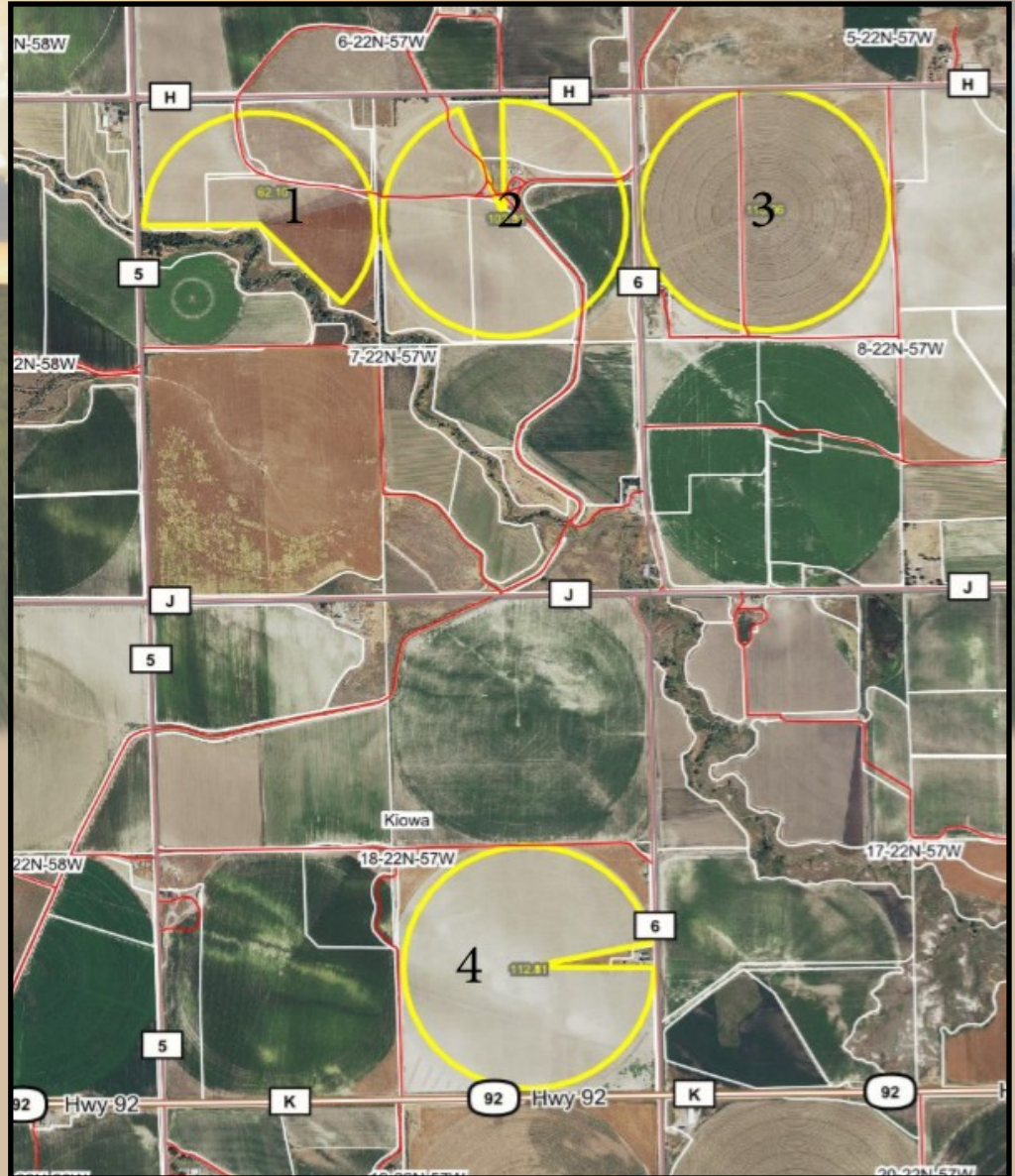
AGPROprofessionals
DEVELOPERS OF AGRICULTURE

Irrigated Farm Morrill, NE

+/- 571 total acres

+/- 466.2 acres
Water Rights

+/- 416.12 acres
Pivot Irrigated



**Nice Irrigated Hay Farm with
Strong Surface Water Rights
\$2,055,600**



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

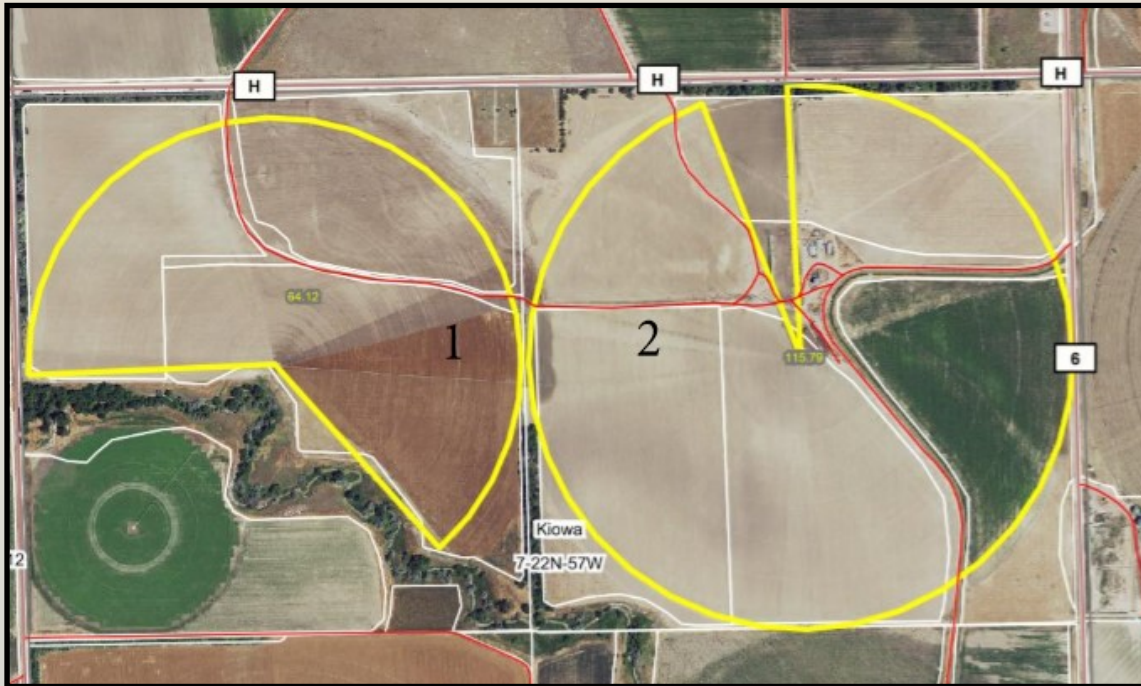
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The information contained herein is deemed reliable but not guaranteed

Pivot 1



Legal: Part of the Northwest 1/4 of Section 7, Township 22 North, Range 57 West of the 6th P.M.

Acreage: 97.5 acres +/- of which 90.9 acres +/- are cropland, 183.2 acres water right (shared with Pivot 2) and 65 acres +/- under pivot

Water & Irrigation: Irrigated with a 1991 Valley wiper, pivots 1 & 2 share 183.2 acres under the Gering Ft-Laramie Irrigation District

2017 O & M Water Charge: \$2,019.78

Comments: Alfalfa was planted in the fall of 2017. The irrigation district typically delivers around 26" annually. There are many white tailed deer, ducks, geese and pheasant on the property.

Real Estate Taxes: \$2689/2017



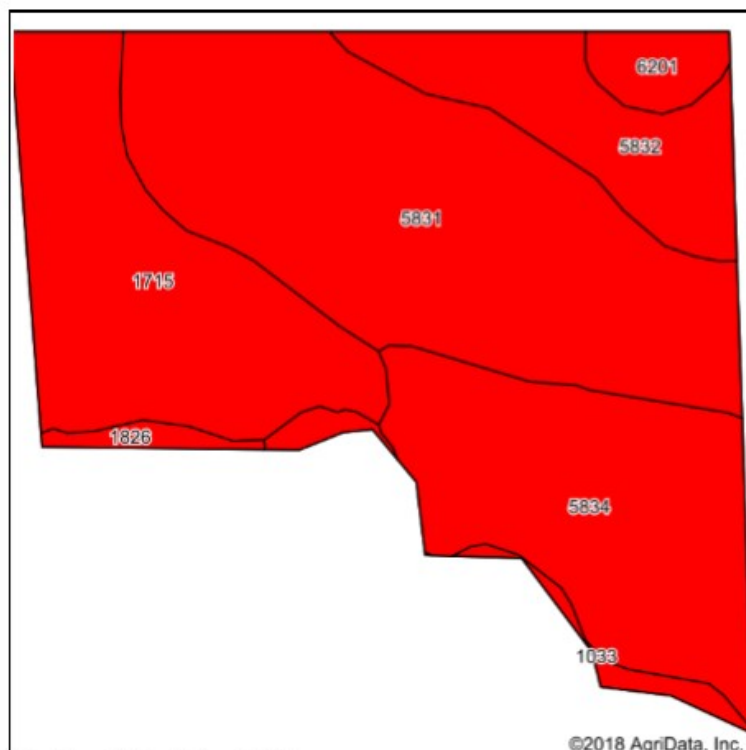
Pivot 1 FSA Information

<u>Tract #</u>	<u>Farmland</u>	<u>Cropland</u>	<u>DCP Cropland</u>	<u>CRP Cropland</u>	<u>Eff DCP Cropland</u>	<u>HEL Code</u>	<u>Wetland Code</u>
11895	90.9	90.9	90.9	0.00	90.9	SA	N

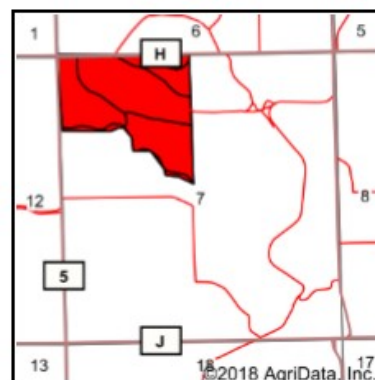


Pivot 1 Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **7-22N-57W**
 Township: **Kiowa**
 Acres: **94.21**
 Date: **11/27/2018**

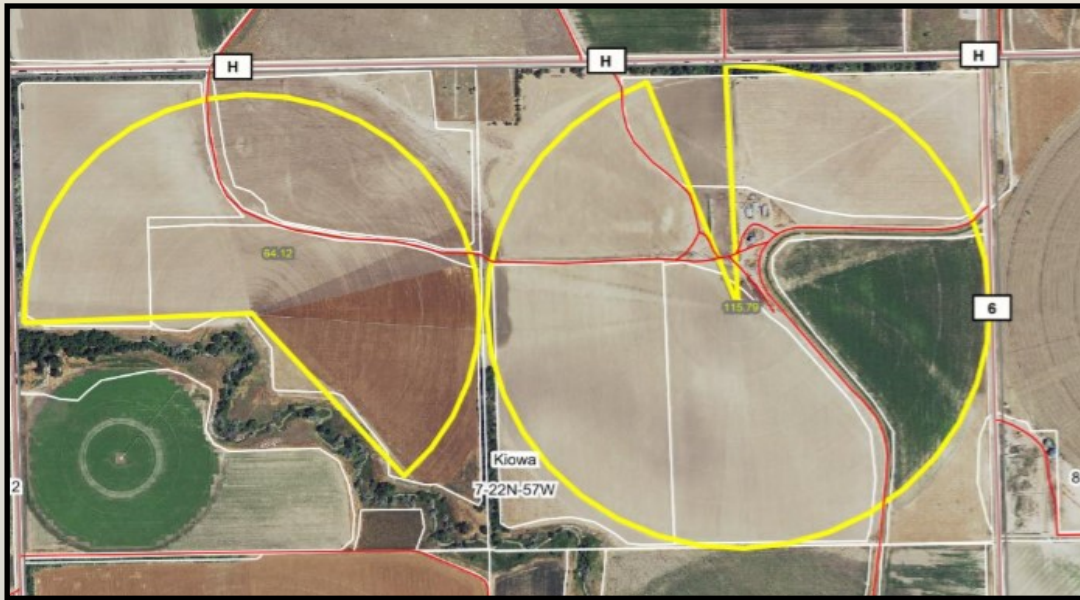
Maps Provided By:



Area Symbol: NE157, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Oats Irrigated	Pasture	Pasture Irrigated	Irish potatoes Irrigated	Sugar beets Irrigated	Winter wheat	*n NCCPI Soybeans
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	38.04	38.3%		IIIe	Ile	45	5	38	125	65	1	9	450	23	38	34
5834	Mitchell silt loam, 0 to 1 percent slopes	21.26	22.6%		IIIc	I	48	6	39	129	68	2	10	475	24	44	37
1715	Otero-Bayard very fine sandy loams, 0 to 1 percent slopes	21.21	22.5%		IIIc	Ile	42	5	40	125	69	1	9	474	23	39	28
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	10.06	10.7%		IIIe	IIIe	44	5	32	120	60	1	7	390	19	30	33
6201	Epping silt loam, 3 to 30 percent slopes	2.53	2.7%		VIc		5										9
1033	Glenberg fine sandy loam, frequently flooded	2.05	2.2%		VIw		28			129							25

Pivot 2



Legal: The Northeast 1/4 of Section 7, Township 22 North, Range 57 West of the 6th P.M.

Acreage: 158 acres +/- of which 147.79 acres +/- are cropland, 183.2 acres water right (shared with pivot 1) and 115 acres +/- under pivot

Water & Irrigation: 2013 Reinke 7 Tower wiper, large capacity livestock well, 115 acres under the Ger- ing Ft-Laramie Irrigation District shared with pivot 1 and 2.

2017 O & M Water Charge: \$3,647.38

Comments: The west 1/2 of the pivot will be planted to alfalfa this fall. Tire bridges allow the pivot to cross the ditch. The pivot could go full circle if an older building was torn down.

Real Estate Taxes: \$6031/2017



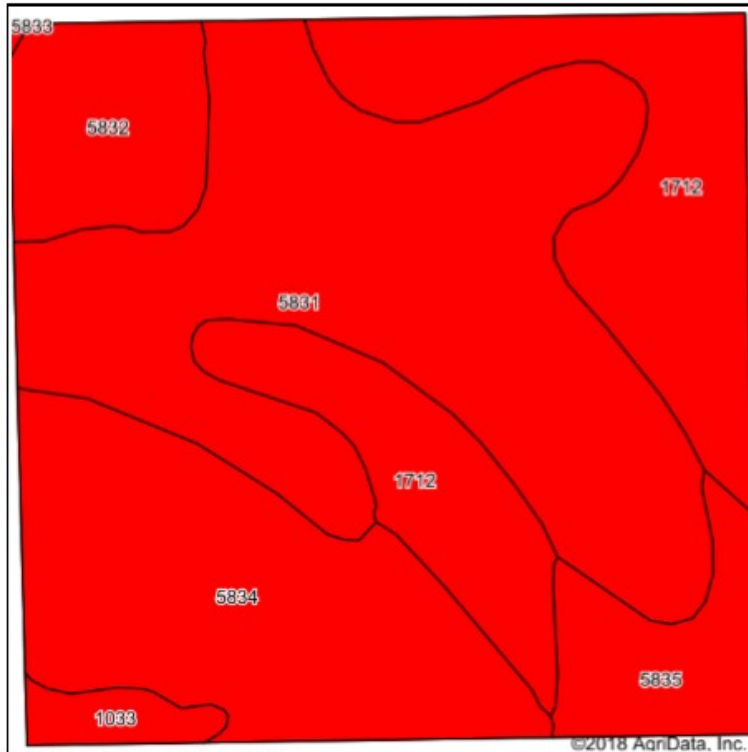
Pivot 2 FSA Information

Tract #	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
11895	90.9	90.9	90.9	0.00	90.9	SA	N

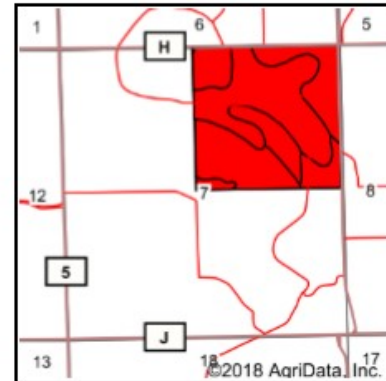


Pivot 2 Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **7-22N-57W**
 Township: **Kiowa**
 Acres: **158.86**
 Date: **11/27/2018**

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE157, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Oats Irrigated	Pasture	Pasture Irrigated	Irish potatoes Irrigated	Sugar beets Irrigated	Winter wheat	*n NCCPI Soybeans
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	61.61	38.8%		IIIe	Ile	45	5	36	125	65	1	9	450	23	36	34
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	38.22	24.1%		IIIe	Ile	41	4	29	129	55	1	8	388	19	28	28
5834	Mitchell silt loam, 0 to 1 percent slopes	34.27	21.6%		IIIc	I	48	6	39	129	66	2	10	475	24	44	37
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	12.08	7.6%		IIIe	IIIe	44	5	32	120	60	1	7	390	19	30	33
5835	Mitchell silt loam, 1 to 3 percent slopes	9.64	6.1%		IIIe	Ile	47	5	37	123	63	1	10	441	23	39	36
1033	Glenberg fine sandy loam, frequently flooded	2.93	1.8%		VIw		28			129							25

Pivot 3



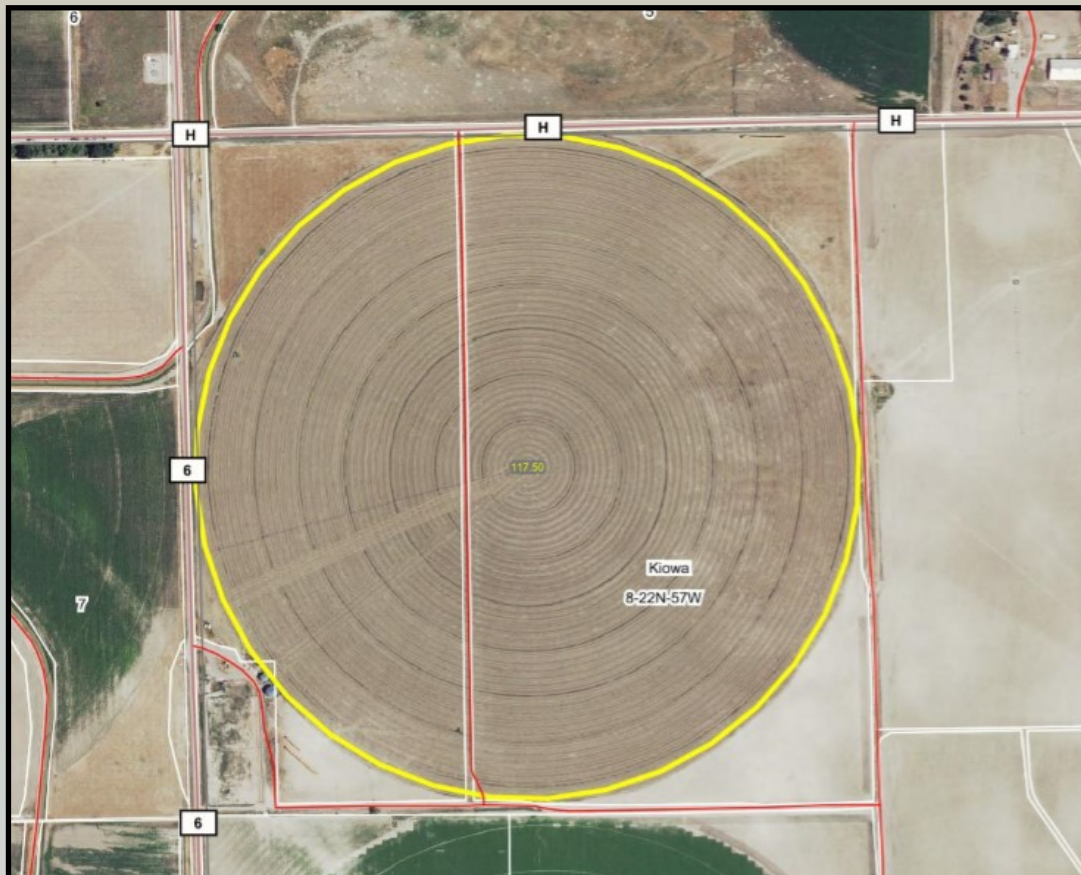
Legal: The Northwest 1/4 of Section 8, Township 22 North, Range 57 West of the 6th P.M.

Acreage: 160 acres +/- of which 156.91 are cropland, 149 acres water right and 125 acres +/- are under pivot

Water & Irrigation: 2013 Reinke Pivot with 149 acres under the Gering Ft-Laramie Irrigation District

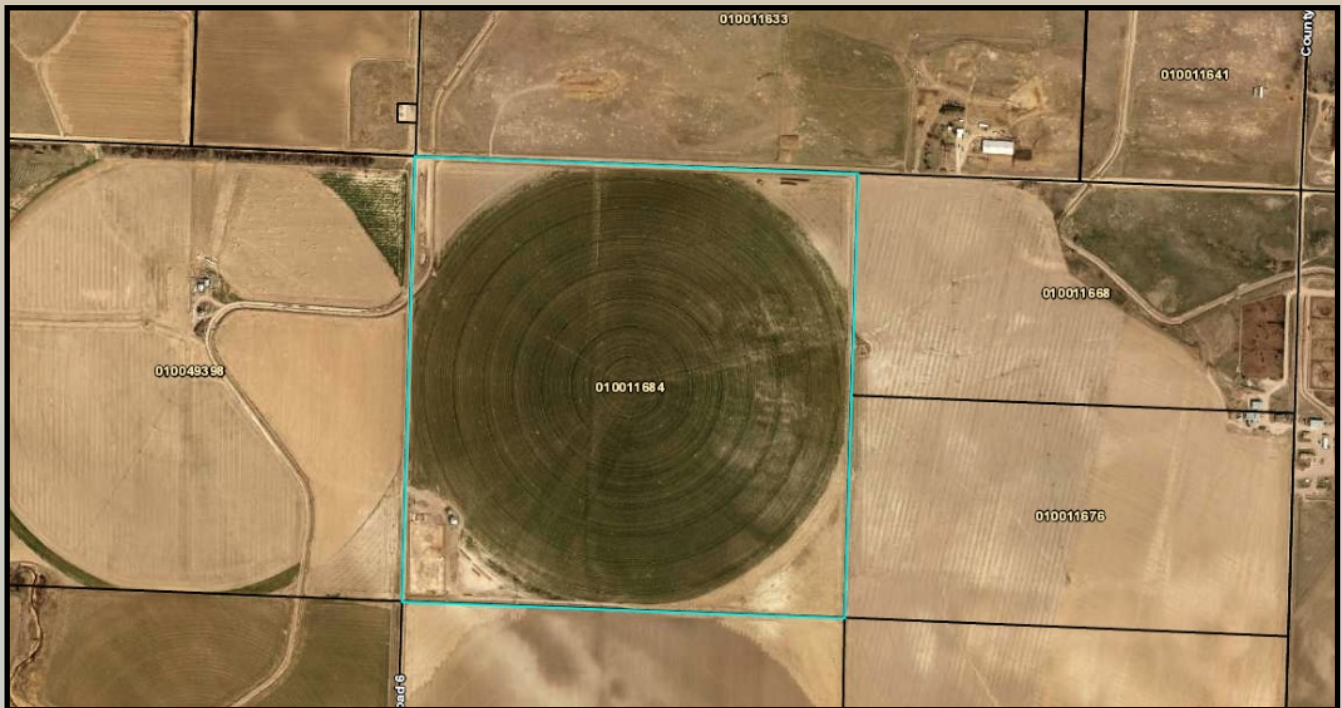
2017 O & M Water Charge: \$4,963.50

Comments: 45,000 bushel Grain Storage, 350 head feedlot, large capacity stock well, open pasture and planted to alfalfa



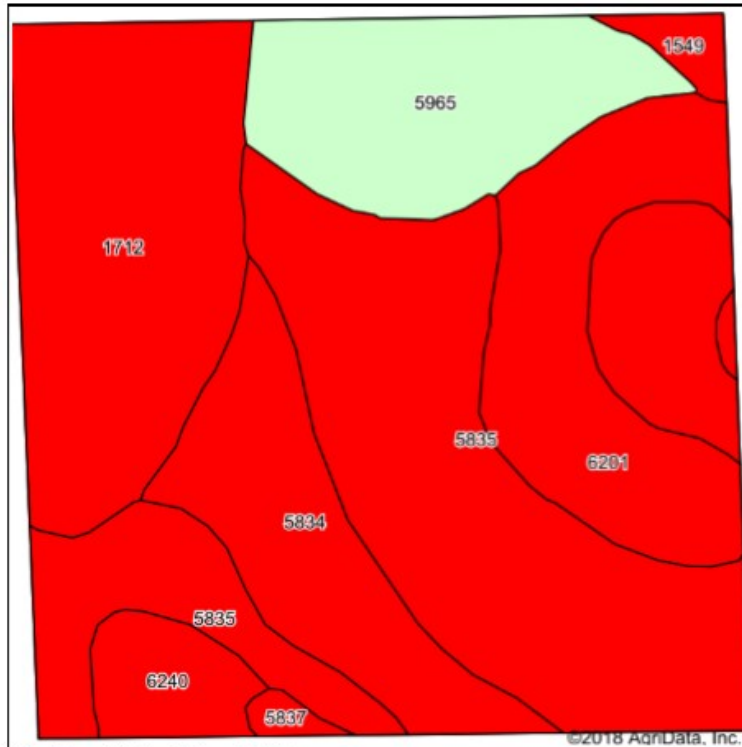
Pivot 3 FSA Information

<u>Tract #</u>	<u>Farmland</u>	<u>Cropland</u>	<u>DCP Cropland</u>	<u>CRP Cropland</u>	<u>Eff DCP Cropland</u>	<u>HEL Code</u>	<u>Wetland Code</u>
5543	159.0	156.91	156.91	0.0	156.91	SA	N

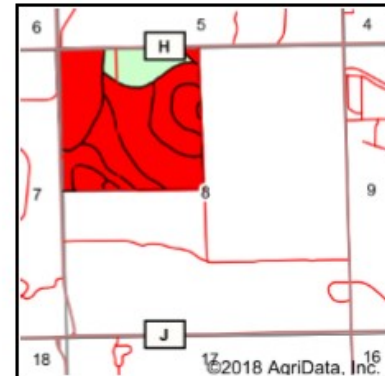


Pivot 3 Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **8-22N-57W**
 Township: **Kiowa**
 Acres: **156.98**
 Date: **11/27/2018**

Maps Provided By: **surety**
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Area Symbol: NE157. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Sugar beets Irrigated	Winter wheat	Oats Irrigated	Pasture	Pasture Irrigated	Irish potatoes Irrigated	*n NCCF Soybean
5835	Mitchell silt loam, 1 to 3 percent slopes	59.06	37.6%		IIIe	Ile	47		5	37	123	23	39	63	1	10	441	
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	31.16	19.8%		IIIe	Ile	41		4	29	129	19	28	55	1	8	388	
6201	Epping silt loam, 3 to 30 percent slopes	21.36	13.6%		VIIs		5											
5965	Jayem fine sandy loam, 0 to 3 percent slopes	19.73	12.6%		IIIe	Ile		1	4	28	106	18	32					
5834	Mitchell silt loam, 0 to 1 percent slopes	17.59	11.2%		IIIc	I	48		6	39	129	24	44	66	2	10	475	
6240	Keota silt loam, 1 to 3 percent slopes	5.38	3.4%		IIIe	IIIe	21		4	36	99	18	32	56	1	7	396	
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	1.79	1.1%		IVe	IVe	18		3	24	114	16	20	48	1	5	348	

Pivot 4

Legal: The South 1/2 of the Southeast 1/4 and the North 1/2 of the Southeast 1/4 of Section 18, Township 22 North, Range 57 West of the 6th P.M.

Acreage: 155 acres +/- of which 152.71 are cropland, 134 acres water right and 120 acres +/- under pivot

Water & Irrigation: Older Lockwood Pivot in good condition. 134 acres under the Gering Ft-Laramie Irrigation District

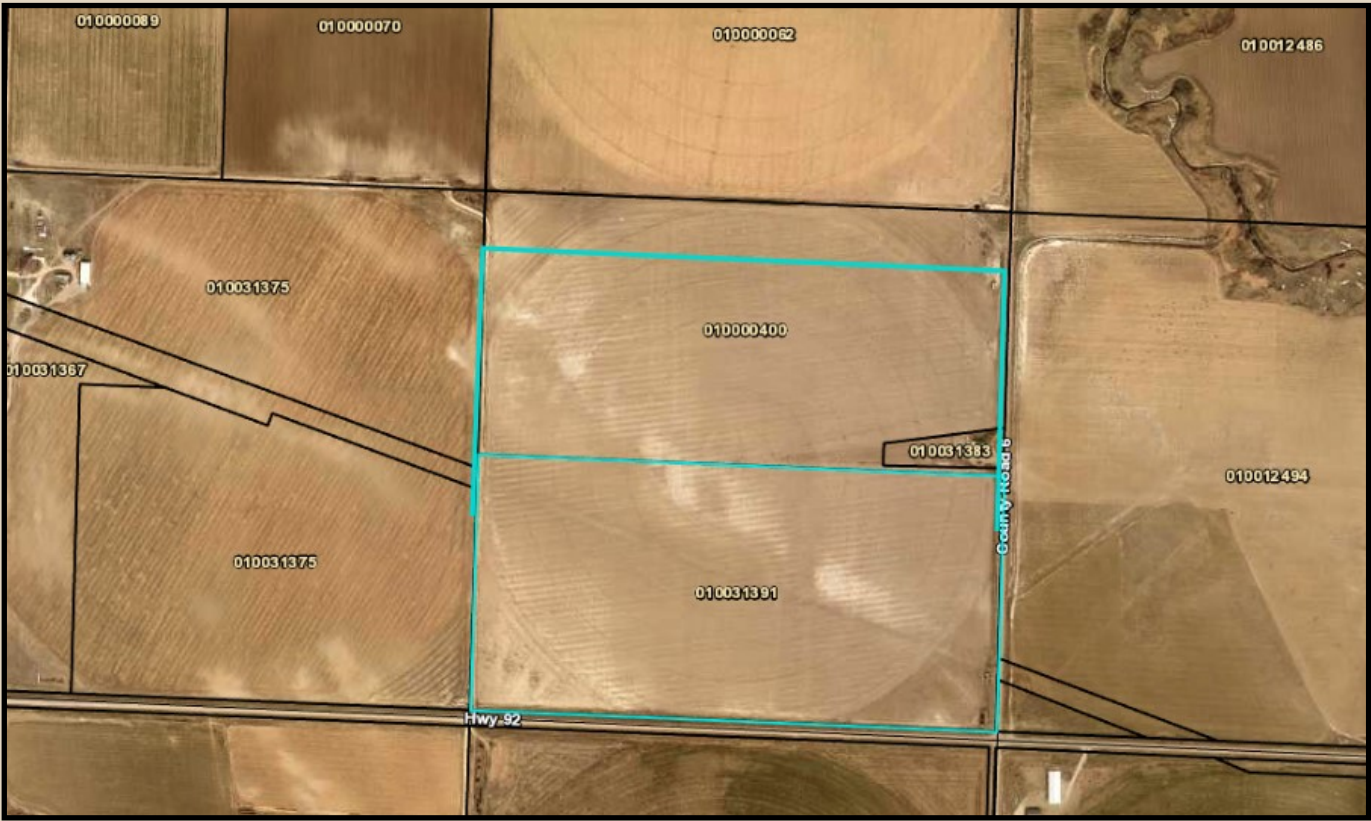
2017 O & M Water Charge: \$4,187.50

Comments: Situated along Hwy 92 southwest of Morrill, Nebraska, this farm has historically produced alfalfa, corn and sugar beets.



Pivot 4 FSA Information

Tract #	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
5139	158.4	152.71	152.71	0.0	32.32	SA	N

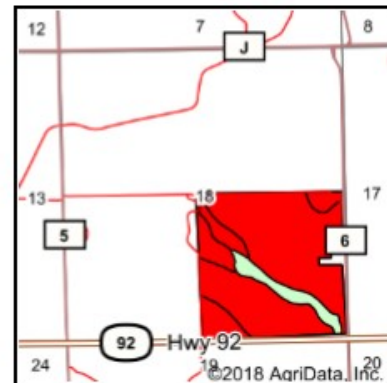


Pivot 4 Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **18-22N-57W**
 Township: **Kiowa**
 Acres: **153.31**
 Date: **11/27/2018**

Maps Provided By: **surety**
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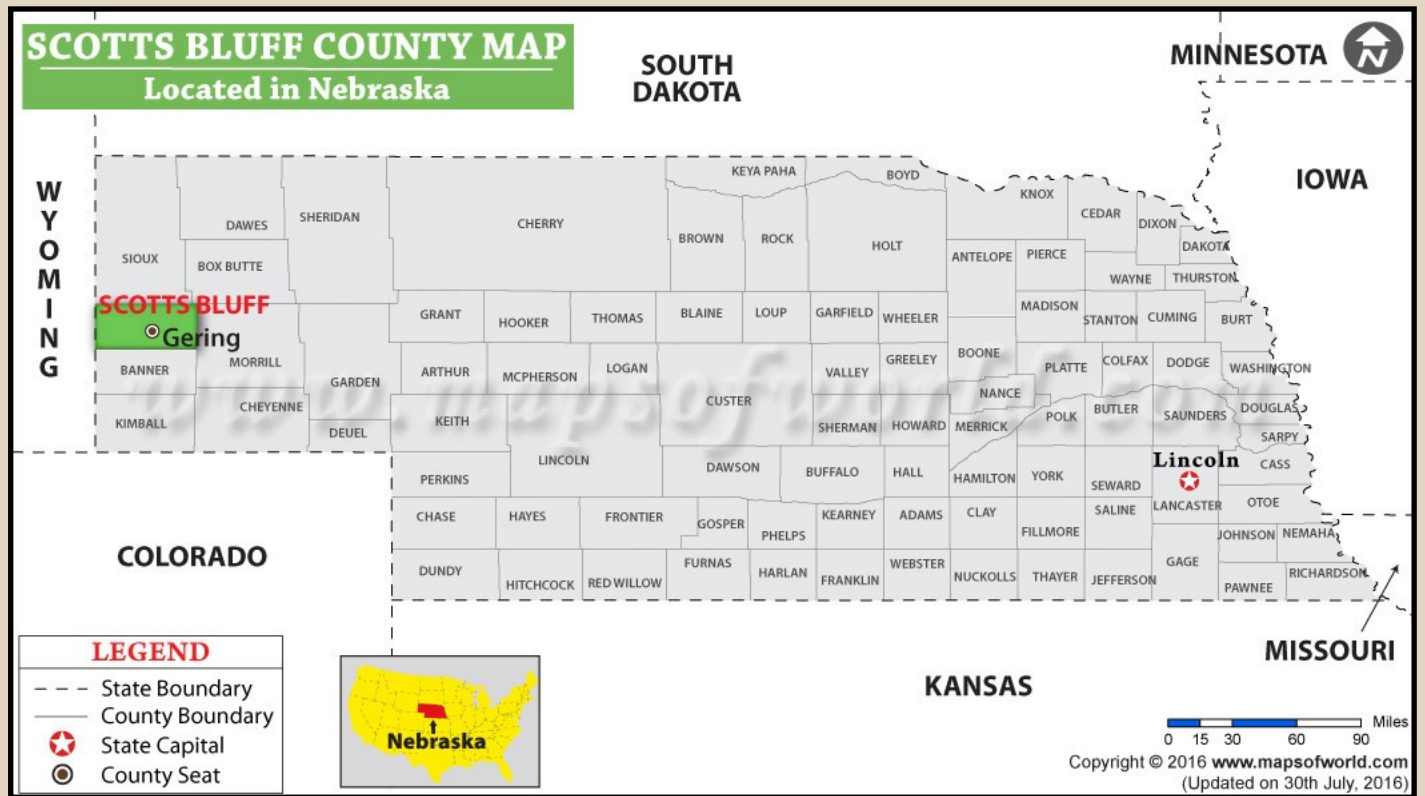
Area Symbol: NE157, Soil Area Version: 17

Area Code	Soil Description	Acres	Percent of field	SRPG Legend	Non- Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Dry beans Irrigated	Corn Irrigated	Sugar beets Irrigated	Winter wheat	Oats Irrigated	Pasture	Pasture Irrigated	Irish potatoes Irrigated	*n NC Soybe
5834	Mitchell silt loam, 0 to 1 percent slopes	113.53	74.1%		IIIc	I	48		6	39	129	24	44	66	2	10	475	
5837	Mitchell silt loam, 3 to 6 percent slopes	15.53	10.1%		IIIe	IIIe	46		5	34	134	19	35	58	1	8	421	
5965	Jayem fine sandy loam, 0 to 3 percent slopes	11.55	7.5%		IIIe	Ile		1	4	28	106	18	32					
6240	Keota silt loam, 1 to 3 percent slopes	8.53	5.6%		IIIe	IIIe	21		4	36	99	18	32	56	1	7	396	
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	4.17	2.7%		IIIe	Ile	45		5	36	125	23	36	65	1	9	450	
Weighted Average							42.6	0.1	5.6	37.4	126	22.7	41.3	59.6	1.7	8.8	428.7	*n

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



About

Scotts Bluff County is on the western border of Nebraska. Its county seat is Gering, and its largest city is Scottsbluff which has a population of 36,599 people.

Agriculture

The Nebraska Panhandle is a diverse composition of livestock and crop production. Farm and ranch operations generate almost \$2.2 Billion dollars annually for the State of Nebraska. Due to the semi-arid climate, most dryland crops are grown using practices that conserve soil moisture, including limiting the amount of tillage or using fallow periods. Winter wheat, proso millet, yellow field pea, sunflower, corn, and annual forages are the primary crops used in dryland crop rotations. Other crops that can be produced in dryland conditions include grain sorghum, safflower, winter canola, and amaranth. More than forty percent of the District's cropland use surface or ground water irrigation.

Railways & Roadways

Both US Hwy 26, which runs east/west and Nebraska Route 79 intersect near Morrill. The State of Nebraska has began development on the Heartland Expressway's. This will become the most feasible route (from engineering, environmental, and economic perspectives) to connect Rapid City to Scottsbluff/Gering via Hot Springs, SD, Chadron, NE, and Alliance, NE. There are over 3,400 miles of railway tracks in Nebraska with routes for Burlington Northern, Union Pacific and several other large freight carriers.

Economy

The economy of Scotts Bluff County, NE employs 18,034 people. The economy of Scotts Bluff County, NE is specialized in Agriculture, Forestry, Fishing, Hunting, Transportation & Warehousing, and Construction.