LAND FOR SALE



Kuehn Family Foundation Farms

6 PARCELS: Kearney County, Nebraska

6 Parcels located in eastern Kearney County



LISTING AGENT: **Bart Woodward**

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Salespeople: Bryan Danburg, Kent Richter, Mike Wilken
Adam Pavelka, and Scott Speck

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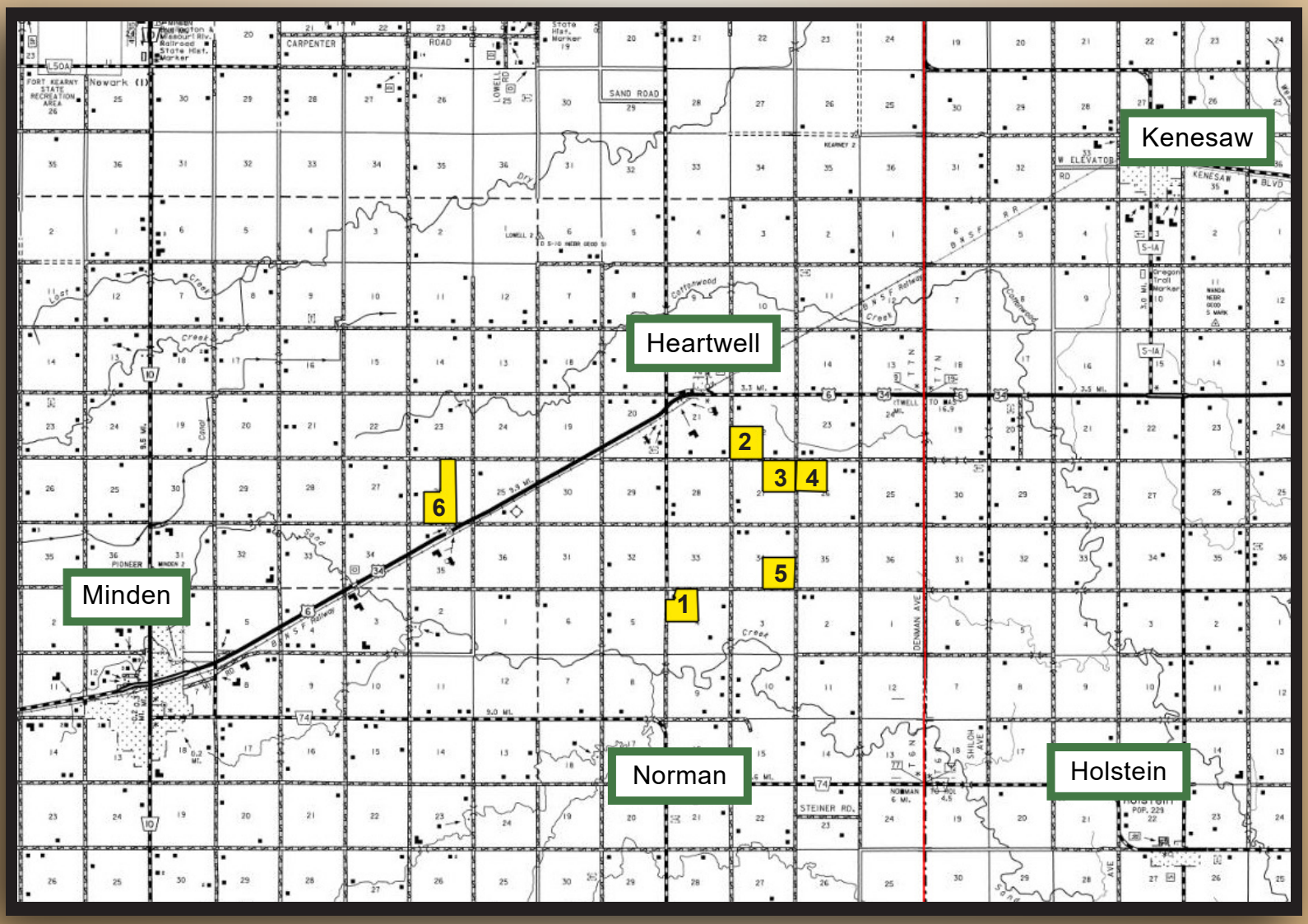
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John Roger Kuehn and Eldean C. Kuehn Family Foundation Farm







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Parcel 1 | 146.46+/- acres

LEGAL DESCRIPTION:	NW1/4 of Section 4, T6N, R13W, 6th P.M., Kearney County, Nebraska, less a 15-acre tract located in the northwest corner.
LIST PRICE:	**$784,000**
LOCATION:	8 miles east and 1 1/2 miles north of Minden or 2 1/2 miles north of the small community of Norman. (Property is bordered on the west by paved 40 Road and on the north by graveled N Road.)
TOTAL ACRES:	146.46 tax-assessed acres (Final legal description and acres to be determined by a survey.)
PROPERTY DESCRIPTION:	Approximately 146.46 acres of dry cropland with pasture/hayland/cropland development potential.
REAL ESTATE TAXES:	Estimated 2025: $3,231
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 109.86 acres Government Feed Grain Base: Wheat 34.4 acres with PLC Yield of 40 bushels per acre Corn 71.5 acres with PLC Yield of 130 bushels per acre All cropland is considered non-highly erodible by the NRCS.
LEASE/ POSSESSION:	Full possession at closing.
SOIL SUMMARY:	Soils consist primarily of Class II Holdrege, Coly, and Kenesaw silt loams with slopes of 0 to 3%, along with a lesser amount of Class VI Coly and Uly silt loams with slopes of 11 to 30%.

UNDER CONTRACT



View from northwest



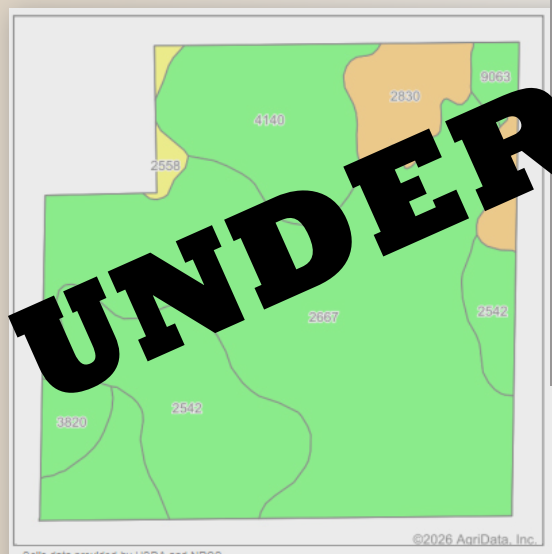
View from southeast

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Parcel 1 | 146.46+/- acres



UNDER CONTRACT



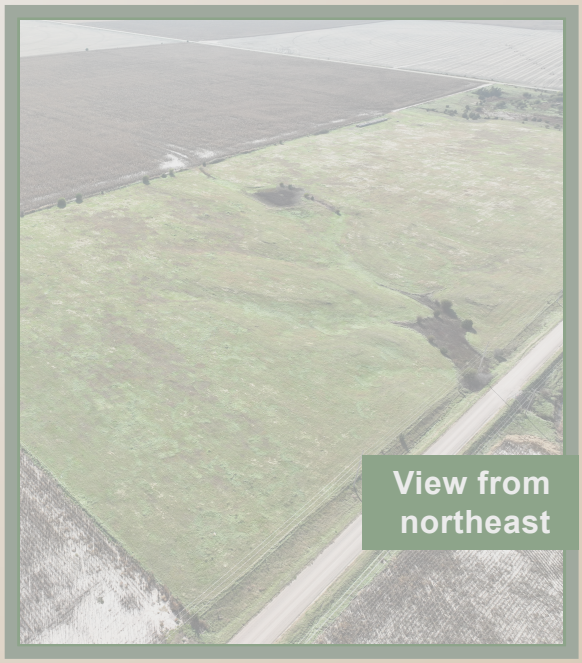
Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	82.01	56.1%		IIe	IIw	74	59	78
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	26.67	18.2%		IIe	IIe	65	50	67
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	19.39	13.2%		IIc	Ie	75	68	81
2830	Uly-Coly silt loams, 11 to 30 percent slopes	8.08	5.5%		VIe		48	49	64
3820	Butler silt loam, 0 to 1 percent slopes	3.82	2.6%		IIw	IIw	66	59	68
2533	Coly silt loam, 11 to 30 percent slopes	2.75	1.9%		VIe		42	48	62
9063	Kenesaw silt loam, 0 to 1 percent slopes	2.23	1.5%		IIc	Ie	71	57	71
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	1.51	1.0%		IVe	IVe	57	50	64
				Weighted Average	2.32	*-	70	*n 57.7	*n 74.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Parcel 2 | 161.20+/- acres

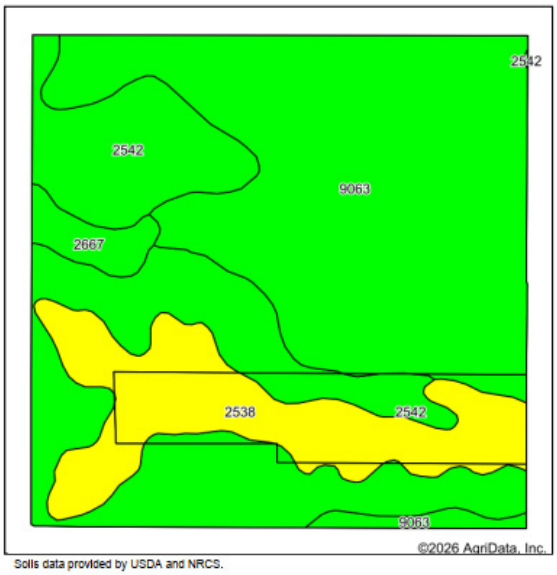
LEGAL DESCRIPTION:	SW1/4 Section 22, T7N-R13W of the 6th P.M., Kearney County, Nebraska
LIST PRICE:	**$1,100,000**
LOCATION:	Approximately 9 miles northeast of Minden or 1/2 mile south of the small community of Heartwell. (Located on the corner of 41 Road and P Road.)
TOTAL ACRES:	161.20 tax-assessed acres
PROPERTY DESCRIPTION:	Farm consists of irrigated and dry cropland. (Approximately 21.76 acres are currently in grass.)
REAL ESTATE TAXES:	2025 Real Estate Taxes: $6,104.36
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 156.92 acres Government Feed Grain Base: Wheat 49.22 acres with PLC Yield of 40 bushels per acre Corn 68.26 acres with PLC Yield of 130 bushels per acre Soybeans 127.31 acres with PLC Yield of 41 bushels per acre Approximately 135.16 acres are considered non-highly erodible, while 21.76 acres, which are in grass, are considered highly erodible.
LEASE/ POSSESSION:	Full possession at closing.
SOILS SUMMARY:	Soils of the cropland consist of approximately 83% Class I and II Kenesaw, Holdrege, and Coly silt loams with slopes of 0 to 3%, and 17% Class IV Coly silt loam with slopes of 6-11%
IRRIGATION INFORMATION:	Well Registration: G-003852 Completion Date: 10/18/1956 @ 1,000gpm Well Depth:160 ft. Static Water Level: 60 ft. Pumping Level: 73 ft. Column: 8 in. Pump - Layne Bowler Gearhead - Amarillo (Well has not been in operation for several years.) Farm is located in the Tri-Basin Natural Resource District and contains a total of 87.49 certified irrigated acres.



View from northwest

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Parcel 2 | 161.20+/- acres



Soils data provided by USDA and NRCS.

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Area Symbol: NE099, Soil Area Version: 27

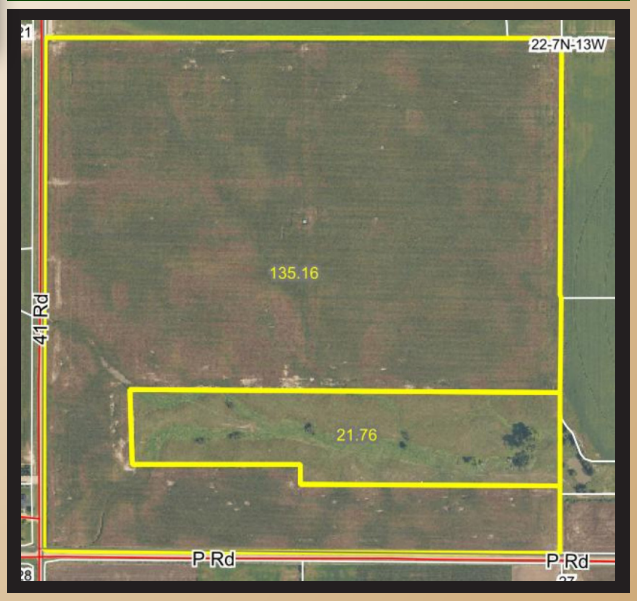
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
9063	Kenesaw silt loam, 0 to 1 percent slopes	74.05	47.1%		IIc	Ie	71						57	71
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	52.98	33.8%		IIe	IIe	65						50	67
2538	Coly silt loam, 6 to 11 percent slopes, eroded	26.13	16.7%		IVe	IVe	50	2	4	33	108	33	43	58
2667	Holdrege silt loam, 0 to 1 percent slopes	3.76	2.4%		IIe	Iw	74						59	78
			Weighted Average		2.33	1.84	65.5	0.3	0.7	5.5	18	5.5	*n 52.4	*n 67.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method









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Parcel 3 | 159.85+/- acres

LEGAL DESCRIPTION:	NE1/4 of Section 27, T7N, R13W, 6th P.M., Kearney County, Nebraska.
LIST PRICE:	**$780,000**
LOCATION:	10 miles northeast of Minden or 1 1/2 miles east and 1 mile south of the small community of Heartwell. (Farm located on the corner of P Road and 42 Road.)
TOTAL ACRES:	159.85 tax-assessed acres
PROPERTY DESCRIPTION:	Farm consists of dry cropland with pasture and a rural improvement site. (Pasture is considered to have cropland development potential.)
REAL ESTATE TAXES:	2025 Real Estate Taxes: $3,937.66
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 135.32 acres. Government Feed Grain Base: Wheat 42.46 acres with PLC Yield of 40 bushels per acre Corn 58.87 acres with PLC Yield of 130 bushels per acre Soybeans 23.55 acres with PLC Yield of 41 bushels per acre All cropland is considered non-highly erodible by the NRCS.
LEASE/ POSSESSION:	Full possession at closing.
SOILS SUMMARY:	Soils consist primarily of Class II and III Coly and Kenesaw silt loams with slopes of 0 to 6%, with a lesser amount of Class IV Coly silt loam with slopes of 6 to 11%.

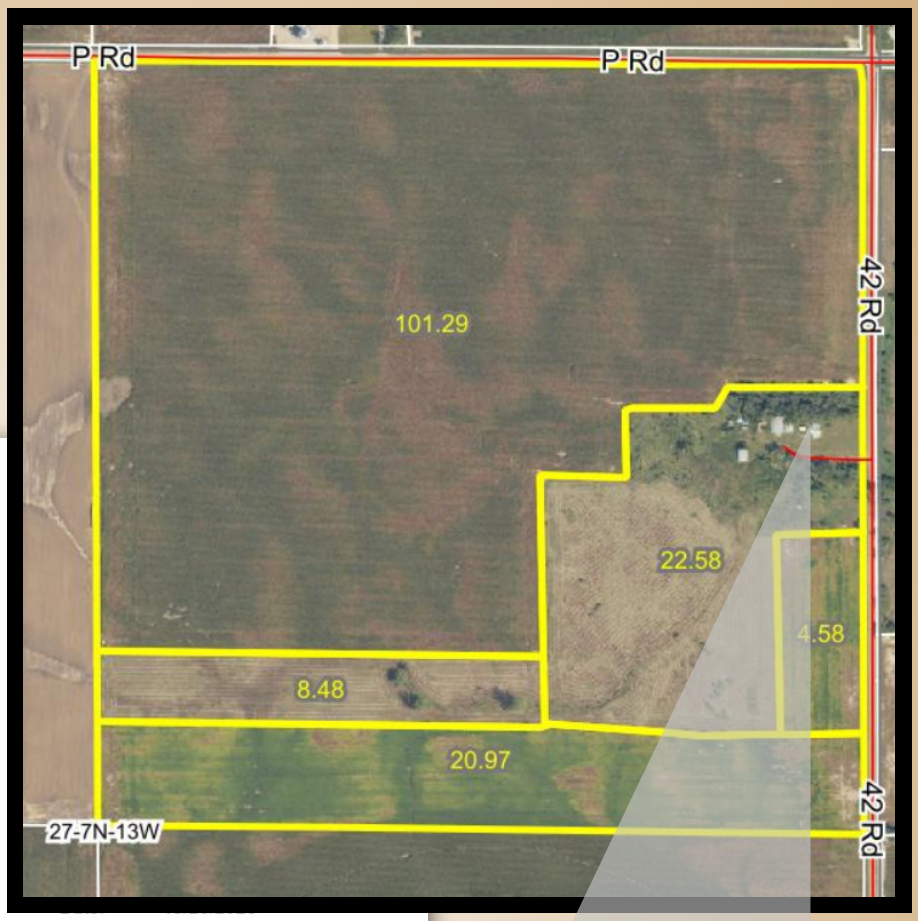


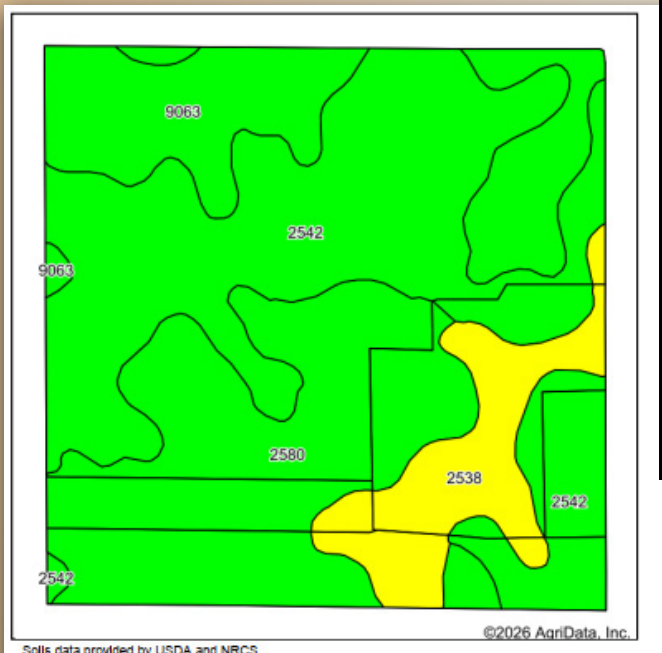
View from southeast

Agri Affiliates

Parcel 3 | 159.85+/- acres







Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	67.14	42.5%		IIe	IIe	65						50	67
2580	Coly silt loam, 3 to 6 percent slopes	46.67	29.6%		IIIe	IIIe	54						51	67
9063	Kenesaw silt loam, 0 to 1 percent slopes	27.38	17.3%		IIc	Ie	71						57	71
2538	Coly silt loam, 6 to 11 percent slopes, eroded	16.71	10.6%		IVe	IVe	50	2	4	33	108	33	43	58
			Weighted Average		2.51	2.33	61.2	0.2	0.4	3.5	11.4	3.5	*n 50.8	*n 66.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 4 | 158.37+/- acres

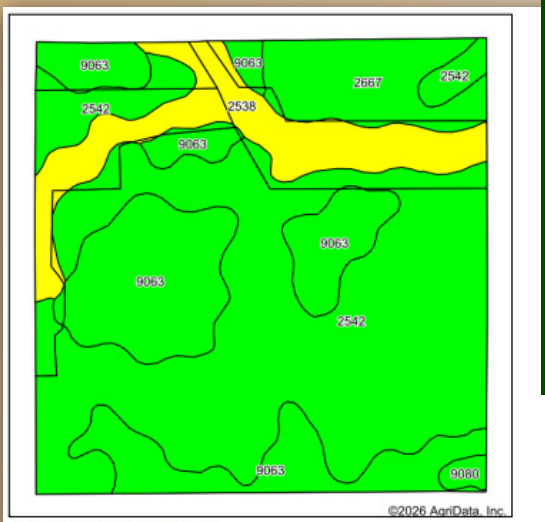
LEGAL DESCRIPTION:	NW1/4 of Section 26, T7N, R13W, 6th P.M., Kearney County, Nebraska.
LIST PRICE:	**$800,000**
LOCATION:	Approximately 10 miles northeast of Minden or 1 1/2 miles east and 1 mile south of the small community of Heartwell. (Farm located on the corner of P Road and 42 Road.)
TOTAL ACRES:	158.37 tax-assessed acres
PROPERTY DESCRIPTION:	Farm consists of dry cropland with pasture that is considered to have cropland development potential.
REAL ESTATE TAXES:	2025 Real Estate Taxes: $3,628.12
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 144.20 acres. Government Feed Grain Base: Wheat 45.25 acres with PLC Yield of 40 bushels per acre Corn 62.73 acres with PLC Yield of 130 bushels per acre Soybeans 25.10 acres with PLC Yield of 41 bushels per acre 129.69 acres are considered non-highly erodible by the NRCS, while 14.51 acres are considered highly erodible.
LEASE/ POSSESSION:	Full possession at closing.
SOILS SUMMARY:	Soils consist primarily of Class II Coly, Holdrege, Kenesaw, and Rusco silt loams with slopes of 0 to 3%, along with a lesser amount of Class IV Coly silt loam with slopes of 6 to 11%.
LIVESTOCK WATER:	A stock well equipped with an electric pump jack is located along the west.



View from northeast

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Parcel 4 | 158.37+/- acres



Soils data provided by USDA and NRCS.



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Area Symbol: NE099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	82.74	52.5%		IIe	IIe	65						50	67
9063	Kenesaw silt loam, 0 to 1 percent slopes	42.47	27.0%		IIc	Ie	71						57	71
2538	Coly silt loam, 6 to 11 percent slopes, eroded	18.73	11.9%		IVe	IVe	50	2	4	33	108	33	43	58
2667	Holdrege silt loam, 0 to 1 percent slopes	12.62	8.0%		IIe	Iw	74						59	78
9080	Rusco silt loam, 0 to 1 percent slopes	1.02	0.6%		IIw	IIw	37						26	37
			Weighted Average		2.24	1.89	65.4	0.2	0.5	3.9	12.8	3.9	*n 51.6	*n 67.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method





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Parcel 5 | 158.16+/- acres

LEGAL DESCRIPTION:	SE1/4 of Section 34, T7N, R13W, 6th P.M., Kearney County, Nebraska.
LIST PRICE:	**$810,000**
LOCATION:	10 miles east and 2 miles north of Minden or 1 1/2 miles east and 2 1/2 miles south of the small community of Heartwell. (Located on the corner of N Road and 42 Road.)
TOTAL ACRES:	158.16 tax-assessed acres
PROPERTY DESCRIPTION:	Farm consists of dry cropland with pasture considered to have cropland development potential.
REAL ESTATE TAXES:	2025 Real Estate Taxes: $3,598.62
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 127.69 acres. Government Feed Grain Base Wheat 40.07 acres with PLC Yield of 40 bushels per acre Corn 55.54 acres with PLC Yield of 130 bushels per acre Soybeans 32 acres with PLC Yield of 41 bushels per acre All cropland is considered non-highly erodible by the NRCS.
LEASE/ POSSESSION:	Full possession at closing.
SOILS SUMMARY:	Soils consist primarily of Class II Kenesaw and Coly silt loams with slopes of 0 to 3%, with lesser amounts of Class III and IV Coly silt loam with slopes of 3 to 11%.
LIVESTOCK WATER:	Livestock water is provided by a well equipped with an electric pump jack.

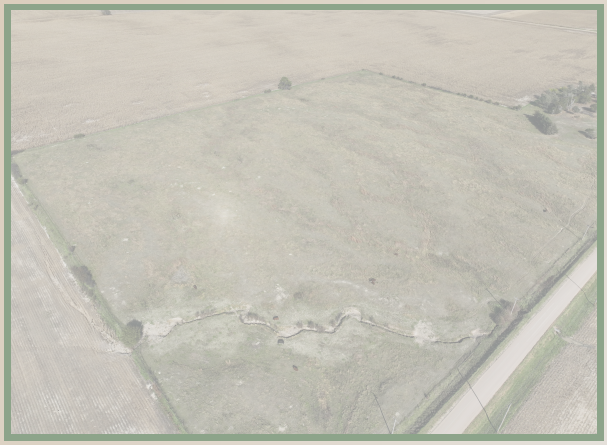
UNDER CONTRACT



View from northeast

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Parcel 5 | 158.16+/- acres





UNDER CONTRACT



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Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
9063	Kenesaw silt loam, 0 to 1 percent slopes	86.21	55.3%		IIc	Ie	71						57	71
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	50.25	32.3%		IIe	IIe	65						50	67
2538	Coly silt loam, 6 to 11 percent slopes, eroded	10.56	6.8%		IVe	IVe	50	2	4	33	108	33	43	58
2580	Coly silt loam, 3 to 6 percent slopes	8.79	5.6%		IIIe	IIIe	54						51	67
			Weighted Average		2.19	1.64	66.7	0.1	0.3	2.2	7.3	2.2	*n 53.5	*n 68.6

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 6 | 242.42+/- acres

LEGAL DESCRIPTION:	W1/2 NE1/4, E1/2 SW1/4, and W1/2 SE1/4 of Section 26, T7N, R14W, 6th P.M., Kearney County, Nebraska.
LIST PRICE:	**$2,250,000**
LOCATION:	4 1/2 miles northeast of Minden, Nebraska. (P Road borders along the north and O Road borders along the south.)
TOTAL ACRES:	242.42 tax-assessed acres
PROPERTY DESCRIPTION:	Farm consists of gravity-irrigated cropland with dry cropland and a rural improvement site.
REAL ESTATE TAXES:	2025 Real Estate Taxes: $12,087.92
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 230.35 acres Government Feed Grain Base Corn 206.36 acres with PLC Yield of 194 bushels per acre Soybeans 20.51 acres with PLC Yield of 57 bushels per acre All crop land considered non-highly erodible by the NRCS.
LEASE/ POSSESSION:	Possession at closing.
SOILS:	Soils consist of approximately 42% Class VI Uly and Coly silt loam 11-30% slope, 38% Class II Holdrege silt loam 1-3% slope, 10% Class VI Coly and Nuckolls silt loam 11-30% slope, 2% Class IV Uly silt loam 3-11% slope, and 1% Class VI Hobbs silt loam.
LIVESTOCK WATER:	Provided by two dams and a registered stock well.
BUILDING IMPROVEMENTS:	Grain Storage Bin – MFS all-metal construction with full aeration floor. Capacity: approximately 24,000 bushels of corn. (Fans are owned by the tenant and do not sell with property.) Machine Shed – 2,280 sq. ft. all-metal construction with full concrete floor.

UNDER CONTRACT





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Parcel 6 | 242.42+/- acres

IRRIGATION INFORMATION:

Water for irrigation is provided by two irrigation wells and two reuse pits.

North Well
Well Registration: G-034868
Completion Date:05/04/1971 @ 1,160 gpm
Well Depth: 160 ft.
Static Water Level: 61 ft.
Pumping Level: 75 ft.
Column: 8 in.
Pump - Sargent
Gearhead - Amarillo 100 hp

(Power unit is tenant-owned and does not sell with property.)

South Well
Well Registration: A-005294
Completion Date: 05/08/2013 @ 9
Well Depth: 180 ft.
Static Water Level:
Pumping Level: 70
Column:
Pu
P US Motors 75 hp electric motor
Pa Allen Bradley

UNDER CONTRACT

Water from the reuse pits is delivered to two risers via underground pipe. Reuse pit pumps and power units are tenant-owned and do not sell with property.

Farm sells with 5,280 feet of gated 8-inch aluminum irrigation pipe.

Farm is located in the Tri-Basin Natural Resource District and includes a total of 196.19 certified irrigated acres.



View from southeast

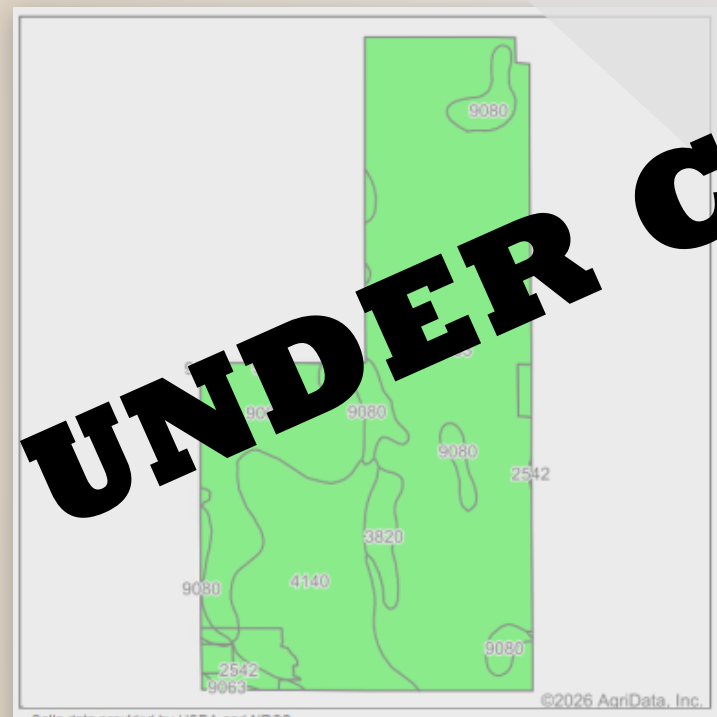
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Parcel 6 | 242.42+/- acres





UNDER CONTRACT



Soils data provided by USDA and NRCS.

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9063	Kenesaw silt loam, 0 to 1 percent slopes	170.76	71.8%		IIc	Ie	71	57	71
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	42.14	17.7%		IIc	Ie	75	68	81
9080	Rusco silt loam, 0 to 1 percent slopes	16.27	6.8%		IIw	IIw	37	26	37
3820	Butler silt loam, 0 to 1 percent slopes	4.89	2.1%		IIw	IIw	66	59	68
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	3.84	1.6%		IIe	IIe	65	50	67
				Weighted Average	2.00	1.11	69.2	*n 56.8	*n 70.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method