

LAND FOR SALE

IDEUS TRUST FARM Franklin County, Nebraska

Location: Located on State Highway 4 in northern Franklin County. Approximately 2 miles east and 2 miles south of Upland, or 13 miles north and 5 miles east of Franklin. Access is provided by State Highway 4 which borders along the north and a county gravel road bordering the east.

Legal Description: NE1/4 Section 26-T4N-R14W of the 6th P.M., Franklin County, Nebraska.

Property Description: Franklin County assessor indicates a total of 153.5 deeded acres. Farm consists of top quality pivot irrigated and dry cropland.

FSA Information:

| | |
|----------------------------|---------------------------------------|
| Franklin County Farm #2677 | Total Cropland - 155.04 acres |
| Government base acres - | Wheat 32.2 acres @ 39 bu/acre |
| | Corn 87.1 acres @ 127 bu/acre |
| | Grain Sorghum 15.5 acres @ 66 bu/acre |
| | Soybeans 16.4 acres @ 37 bu/acre |

Yields are for both direct and counter cyclical payments. All cropland of the subject property is considered non-highly erodible by the NRCS.

Irrigation Information:

Well Registration: G014936
Completion Date: 7/31/1991 @ 650 gpm
Well Depth: 255'
Static Water Level 194'
Pumping Level 245'
Column 8"

Pump - Layne Bowler
Gearhead - Amarillo

Power Unit - 454 Chevy, natural gas

(The pivot irrigation system is tenant owned and does not sell with property)

The farm is located in the Lower Republican Natural Resource District and is subject to allocation.

Farm contains 150 certified irrigated acres.



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Buyers should verify all information, including items of income and expenses.

Soils: Soils consist of very productive Holdrege and Hastings silt loams, with slopes of 0-1%.

Taxes: 2006 Real Estate Taxes – \$3,847.06

Lease Information: Farm sells subject to a 2007 cash farm lease.

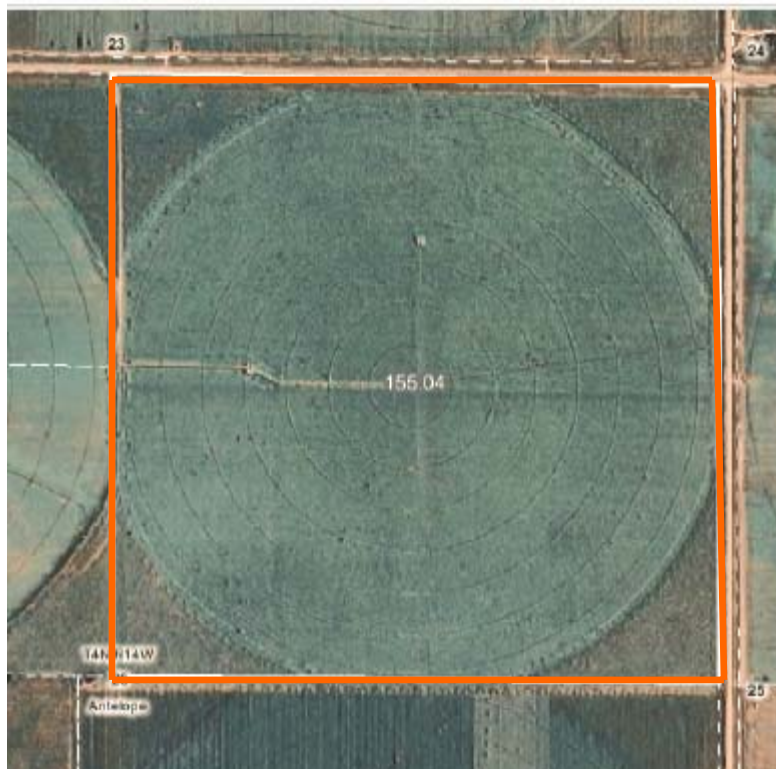
List Price: \$475,000 **Terms:** Cash

Comment: This is a very productive farm, located in a strong farming community.

Contact: Listing Agent - Bart Woodward (308) 233-4605
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AERIAL PHOTOGRAPH



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