TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

AERIAL MAP



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Center: 40.899236, -99.914324

26-11N-23W

Gillan precinct Township

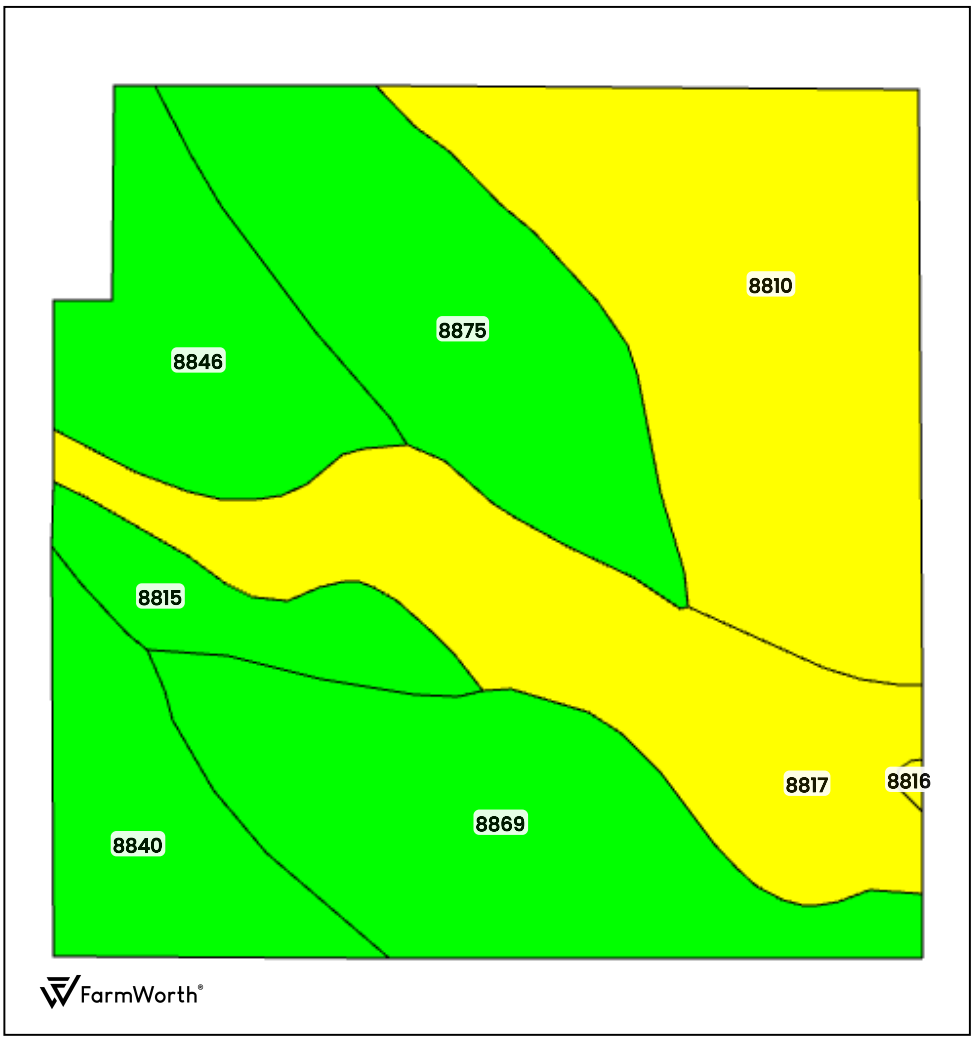
Dawson County, NE

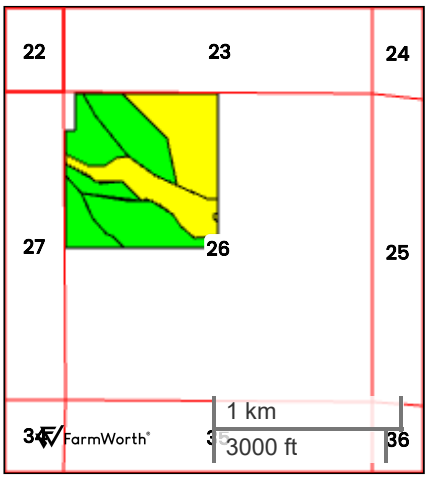
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TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

TOTAL SOILS





County: Dawson County, NE
Location: 26-11N-23W
Township: Gillan precinct
Acres: 156.97
Date: 11/02/2026

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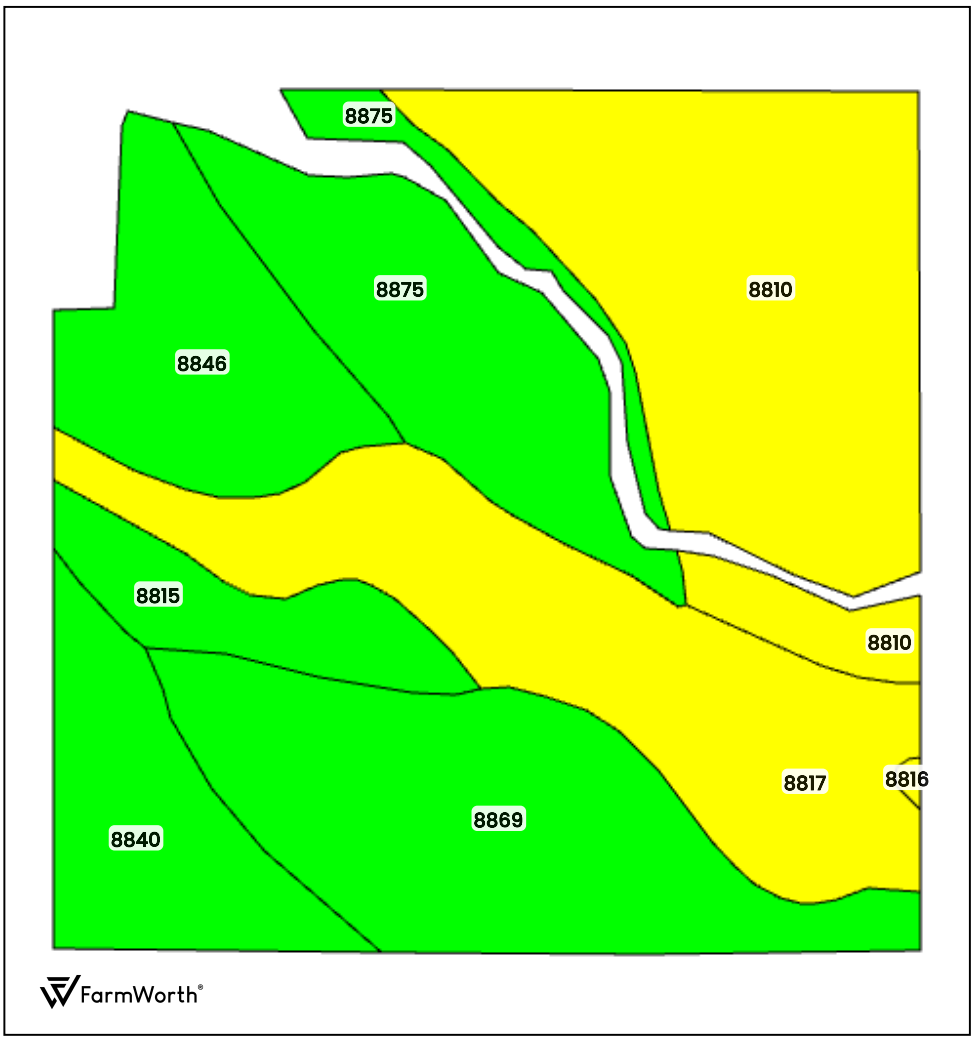
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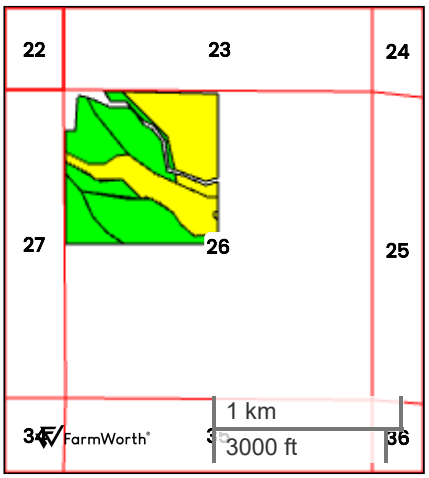
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8810	Cozad fine sandy loam, 0 to 1 percent slopes	39.08	24.89 %	54	1	2	Well drained
8817	Cozad silt loam, 3 to 6 percent slopes	28.10	17.90 %	69	1	2	Well drained
8869	Hord silt loam, 0 to 1 percent slopes	27.76	17.68 %	75	1	2	Well drained
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	25.31	16.13 %	76	2	2	Somewhat poorly drained
8846	Hall silt loam, wet substratum, 0 to 1 percent slopes	15.80	10.07 %	79	2	2	Somewhat poorly drained
8840	Hall silt loam, 0 to 1 percent slopes	13.20	8.41 %	75	1	1	Well drained
8815	Cozad silt loam, 0 to 1 percent slopes	7.51	4.78 %	70	1	2	Well drained
8816	Cozad silt loam, 1 to 3 percent slopes	0.21	0.14 %	69	2	2	Well drained
			Average:	69.0			

Soils data provided by USDA and NRCS.

TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

TILLABLE SOILS





County: Dawson County, NE
Location: 26-11N-23W
Township: Gillan precinct
Acres: 149.40
Date: 11/02/2026

FarmWorth®

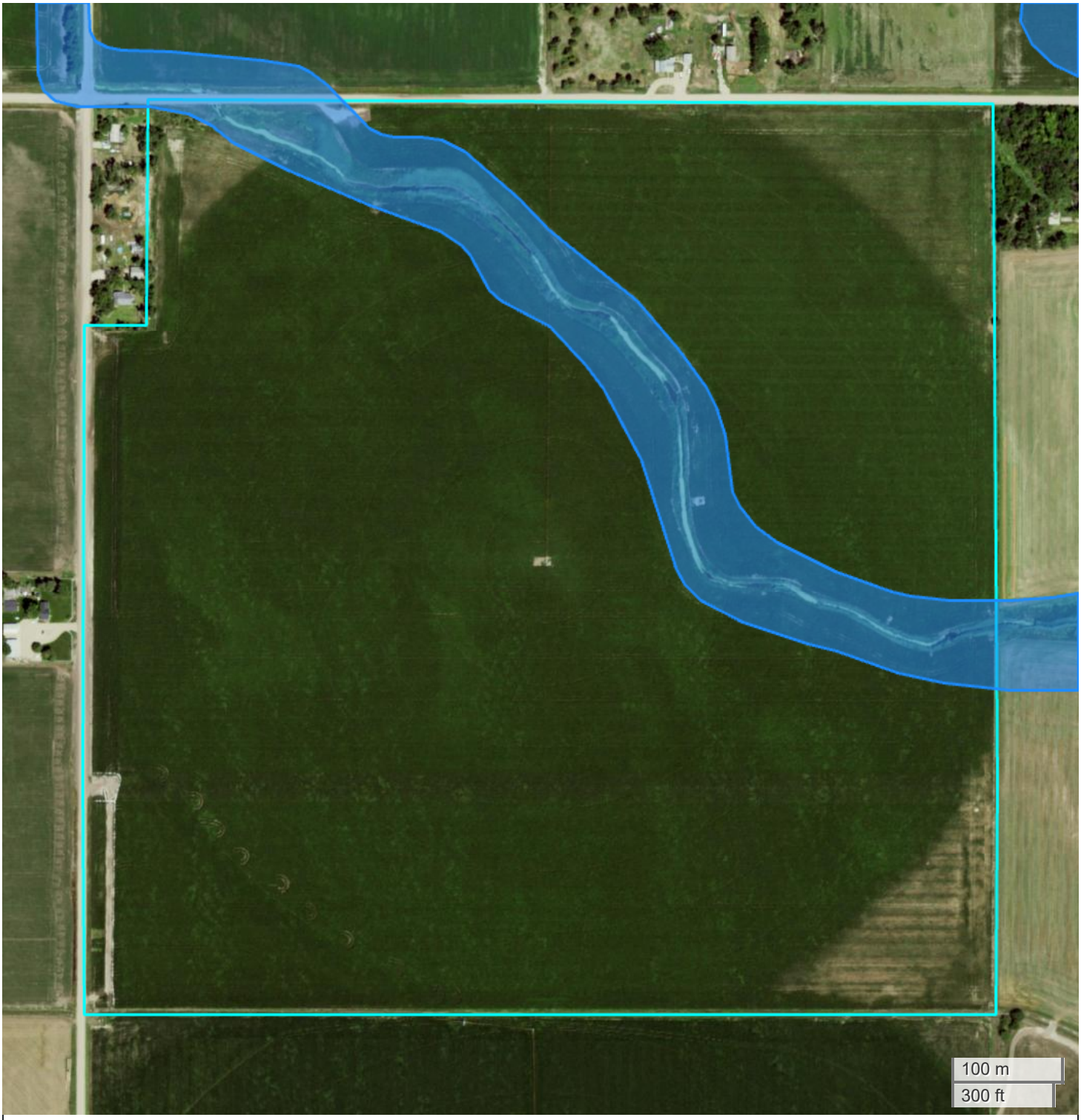
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Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8810	Cozad fine sandy loam, 0 to 1 percent slopes	37.87	25.35 %	54	1	2	Well drained
8817	Cozad silt loam, 3 to 6 percent slopes	28.08	18.79 %	69	1	2	Well drained
8869	Hord silt loam, 0 to 1 percent slopes	27.38	18.32 %	75	1	2	Well drained
8875	Hord silt loam, wet substratum, 0 to 1 percent slopes	20.88	13.97 %	76	2	2	Somewhat poorly drained
8846	Hall silt loam, wet substratum, 0 to 1 percent slopes	14.96	10.01 %	79	2	2	Somewhat poorly drained
8840	Hall silt loam, 0 to 1 percent slopes	12.56	8.40 %	75	1	1	Well drained
8815	Cozad silt loam, 0 to 1 percent slopes	7.47	5.00 %	70	1	2	Well drained
8816	Cozad silt loam, 1 to 3 percent slopes	0.21	0.14 %	69	2	2	Well drained
			Average:	68.8			

Soils data provided by USDA and NRCS.

TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

FLOOD HAZARDS



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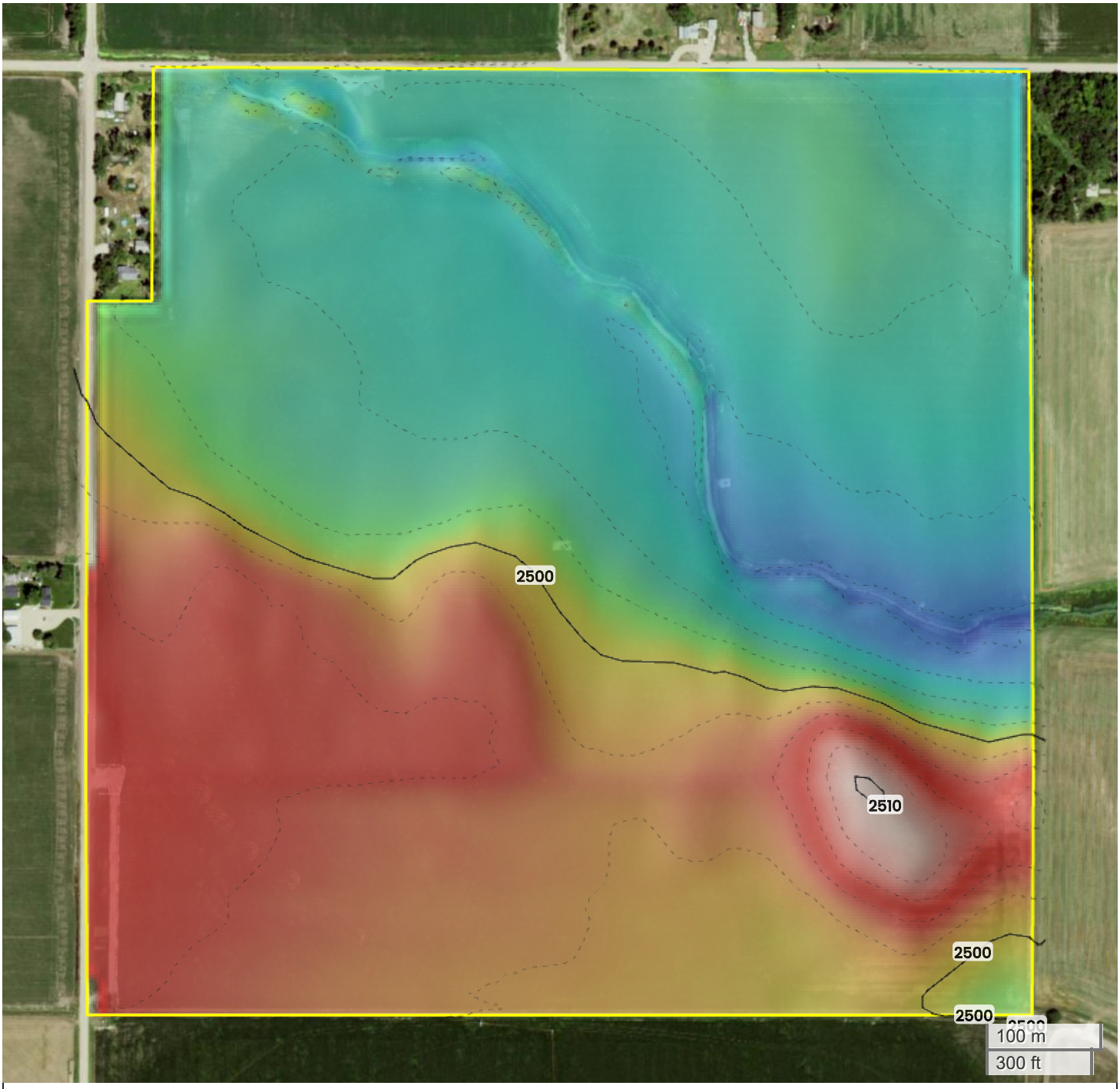
Significant Flood Hazards

Regulatory Floodway (Zones AE, AO, AH, VE, AR)

Without Base Flood Elevation (BFE), with BFE or Depth (Zones A, V, A99)

TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

TOPOGRAPHY



2492 ft 2510 ft

FarmWorth®

Center: 40.899250, -99.914340

26-11N-23W

Gillan precinct Township

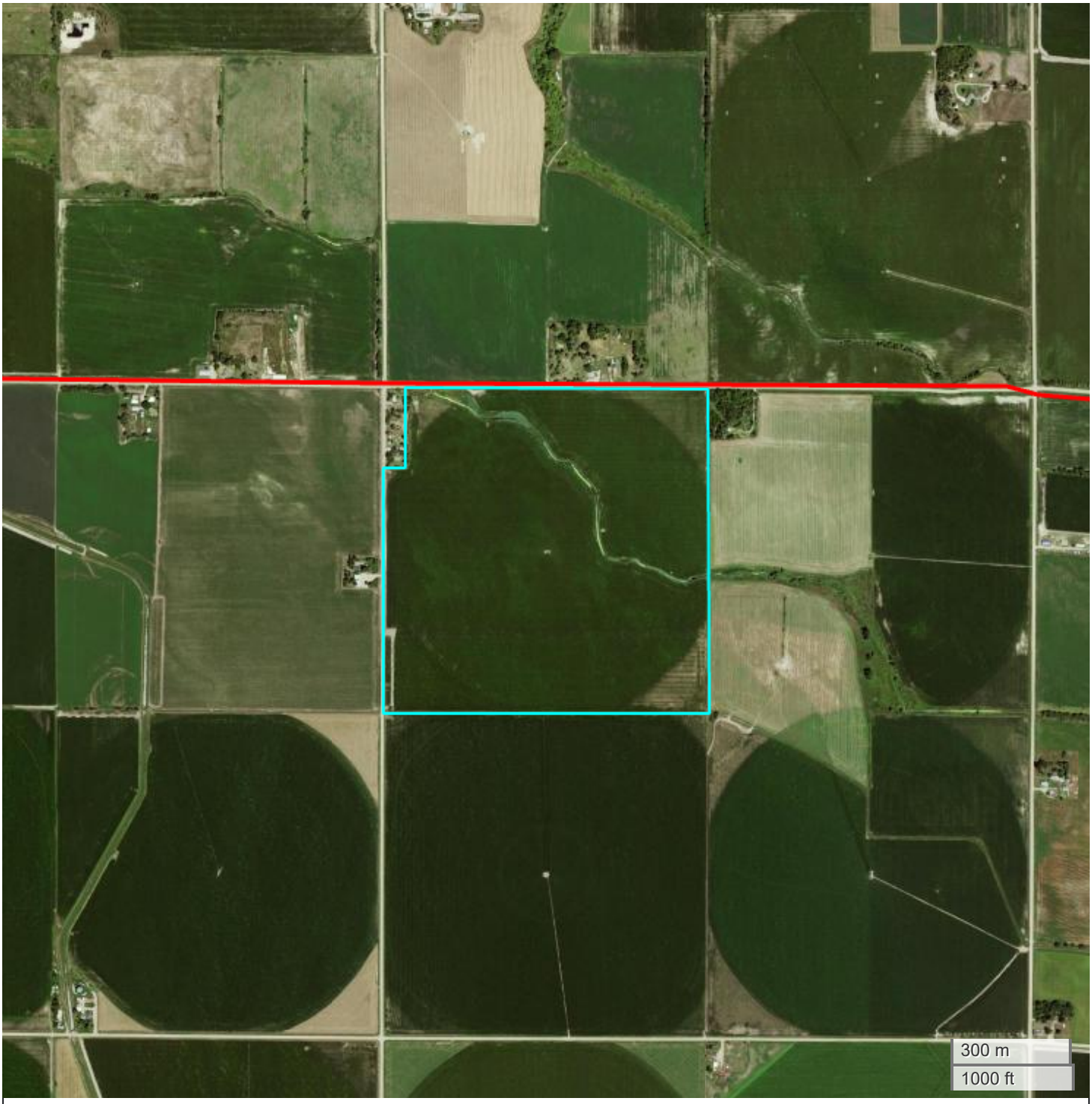
Dawson County, NE

Source:	USGS 10m DEM
Interval(ft):	2 / 10
Max:	2510.0 ft
Min:	2492.0 ft
Range:	18.0 ft
Average:	2501.0 ft

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TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

ENERGY MAP



FarmWorth®

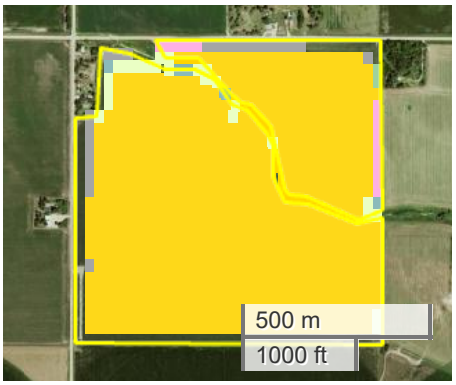
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- Transmission Lines
- Substations
- Wind Turbine
- Wind Farm
- Solar
- Oil and Gas (Active)
- Oil and Gas (Abandoned)

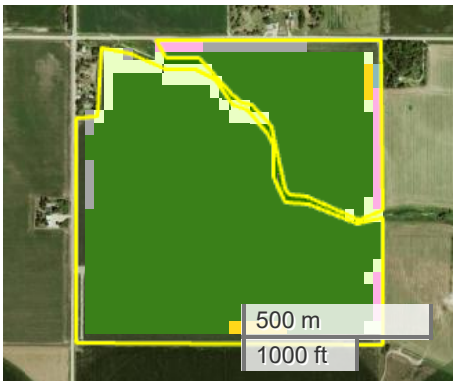
TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

CROP HISTORY

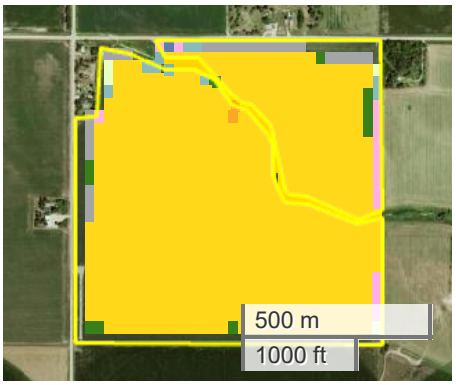
2025



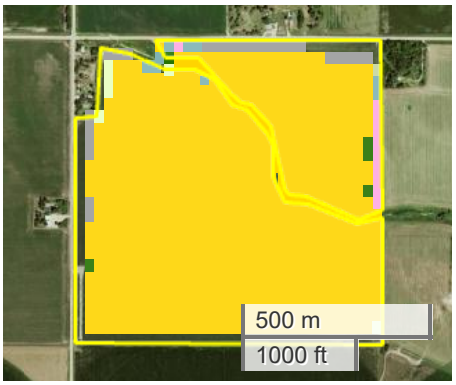
2024



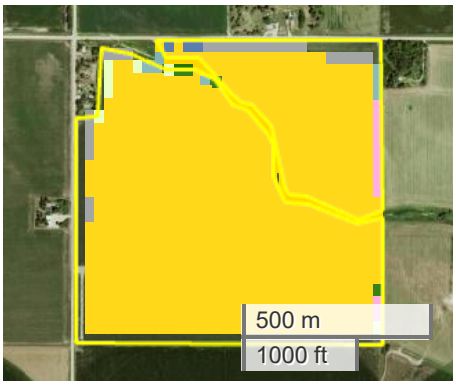
2023



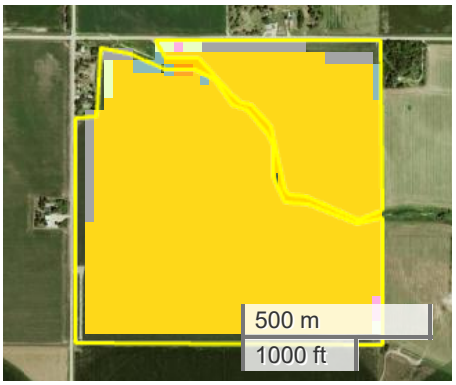
2022



2021



2020



Crop History

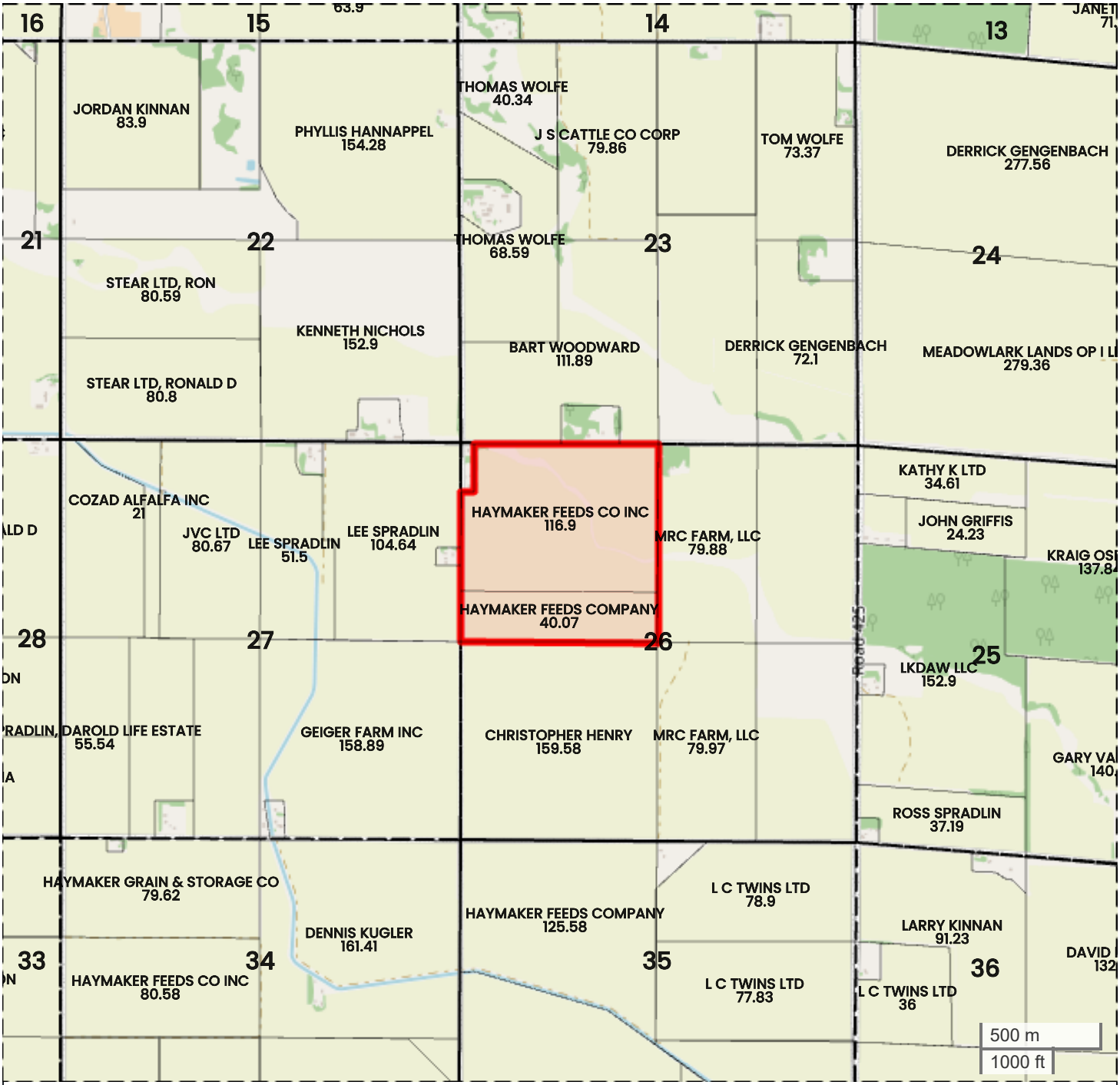
		Percent Area (>0.5 %)						
	Crop	2025	2024	2023	2022	2021	2020	Average
	Corn	90.4	1.2	90.3	92.3	92.2	93.2	76.6
	Soybeans	0.0	87.4	1.6	0.7	0.7	0.0	22.6
	Developed/Open Space	3.1	2.3	3.1	3.0	3.0	3.8	3.1
	Grass/Pasture	3.6	6.0	0.5	0.8	1.0	1.1	2.2
	Alfalfa	1.8	2.6	2.2	1.4	1.4	0.4	1.6

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TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

PLAT MAP



FarmWorth®

Center: 40.899262, -99.914355

N

26-11N-23W

Gillan precinct Township

Dawson County, NE

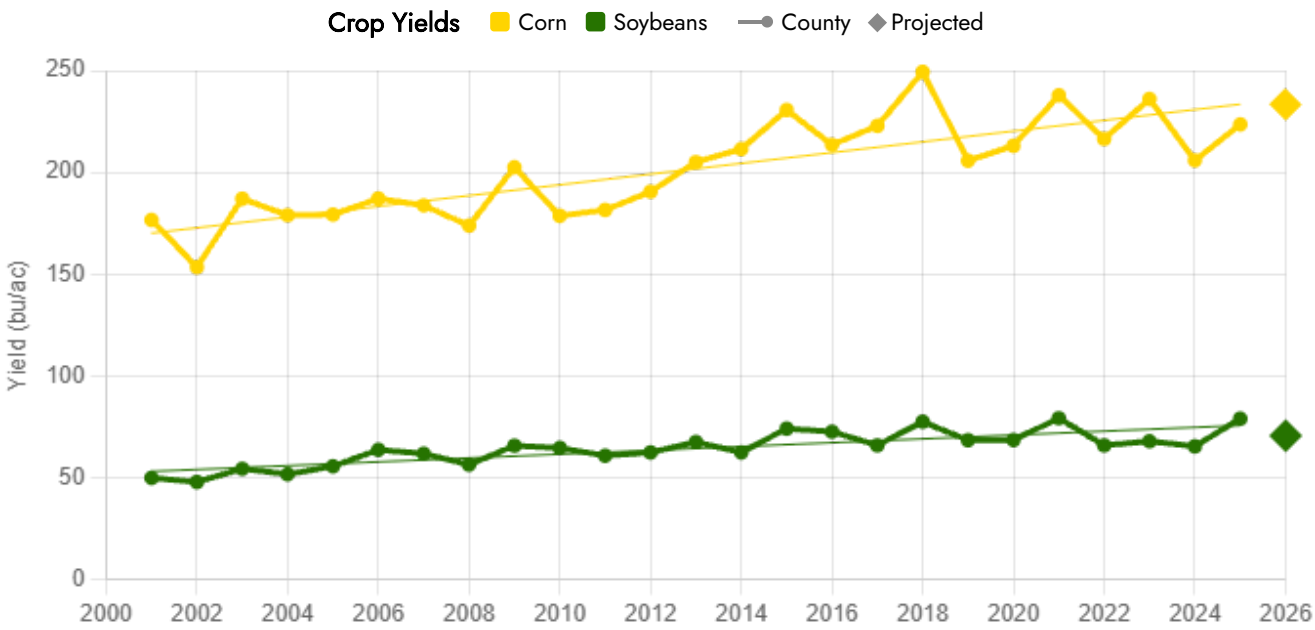
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Farmland Statistics for Dawson County, NE for 2025

	Attribute	Year	Value
NE Average	Farmland Value ($/ac)	2025	$6,800
	Cash Rent ($/ac)	2025	$226
	Farmland Returns (%)	2025	3.98%
Dawson County Average	Price ($/ac)	2025	$4,526
	Cash Rent ($/ac)	2023	$256
	National Productivity Index (NCCPI3 All Crops)	2025	58
	State PI	2025	23

Yield Information For Dawson County, NE for 2026

Top Crops	Year	Expected Yield	APH Trend Adjustment
Corn	2026	233.3 bu/ac	2.05 bu/ac/yr
Soybeans	2026	70.5 bu/ac	0.66 bu/ac/yr



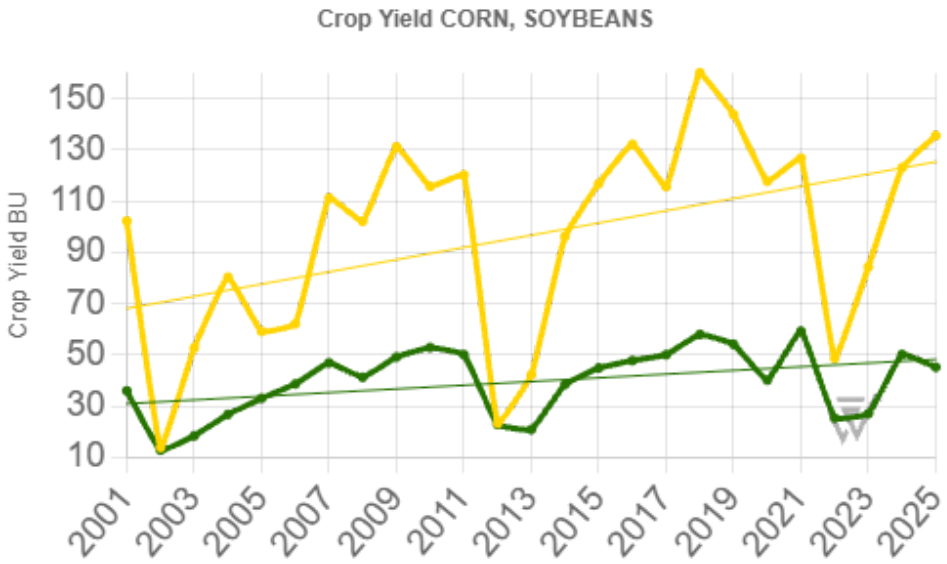
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TRACT 2 (156.97 AC TOTAL, 149.40 AC TILLABLE)

INSURABLE CROPS

County Yields

Yield is a measurement of farm productivity and reflects how soil characteristics, weather, inputs, and farmland management decisions interact to produce crops. Yield data is collected over time to analyze trends on a county and state basis. Increased yields bring higher farm income and contribute to farmland appreciation.



Crop Insurance

The USDA Risk Management Agency offers agricultural producers financial protection against losses due to unforeseen circumstances that negatively impact crop production. The insurable crops and revenue guarantee provided from the RMA allows for deeper underwriting and analysis of an agricultural asset and its production region.

Crop (Type & Practice)	County T-Yield (per acre)	Production Guarantee (% MPCI)	Base Price	Revenue Guarantee (per acre)
CORN (Grain - Non-Irrigated)	117 BU ⓘ	111.15 (95%)	$4.62	$513.51
SOYBEANS (No Type Specified - Non-Irrigated)	37 BU ⓘ	35.15 (95%)	$11.09	$389.81