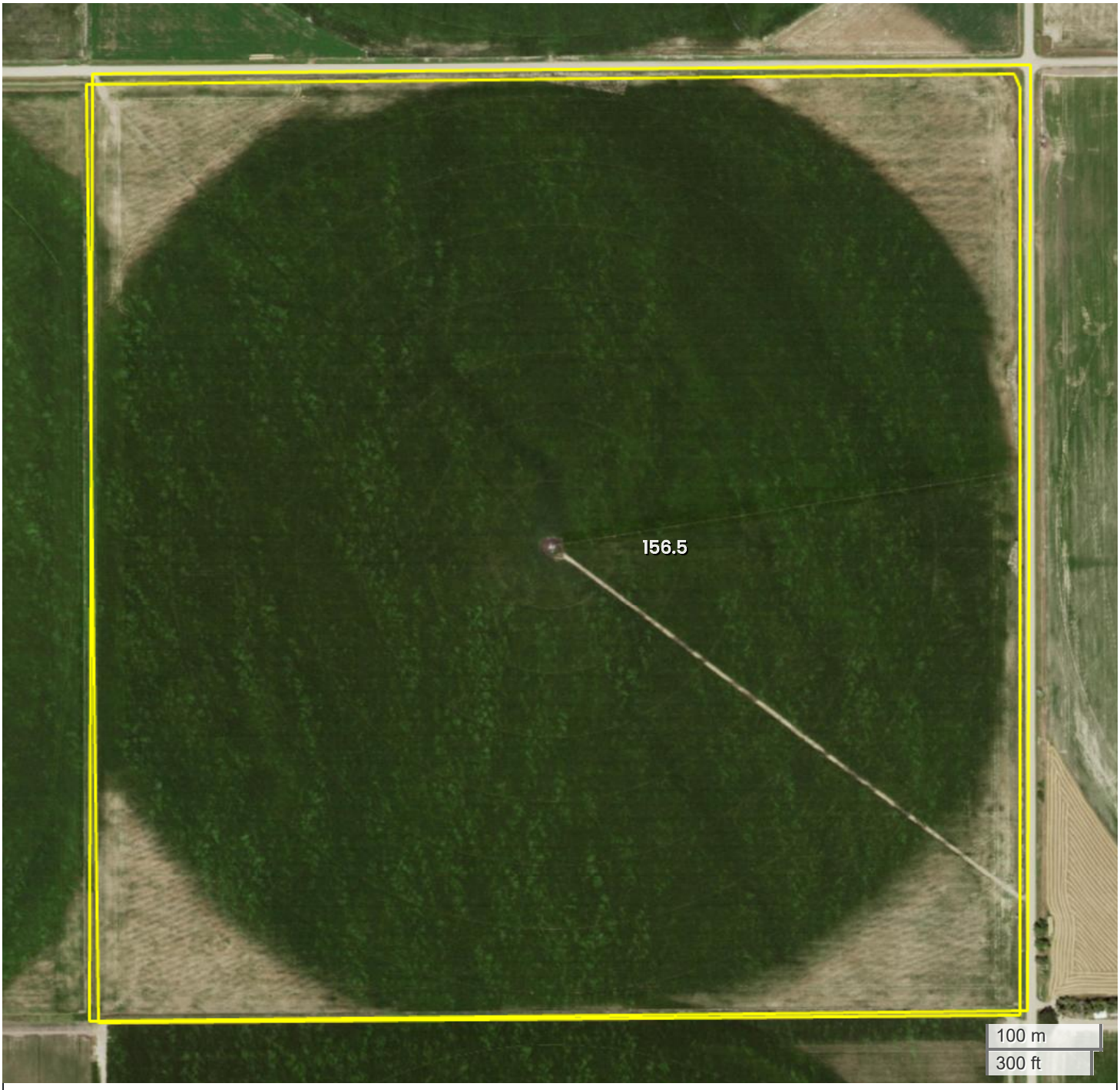
TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

AERIAL MAP



FarmWorth®

Center: 40.826726, -99.868122

19-10N-22W

Coyote precinct Township

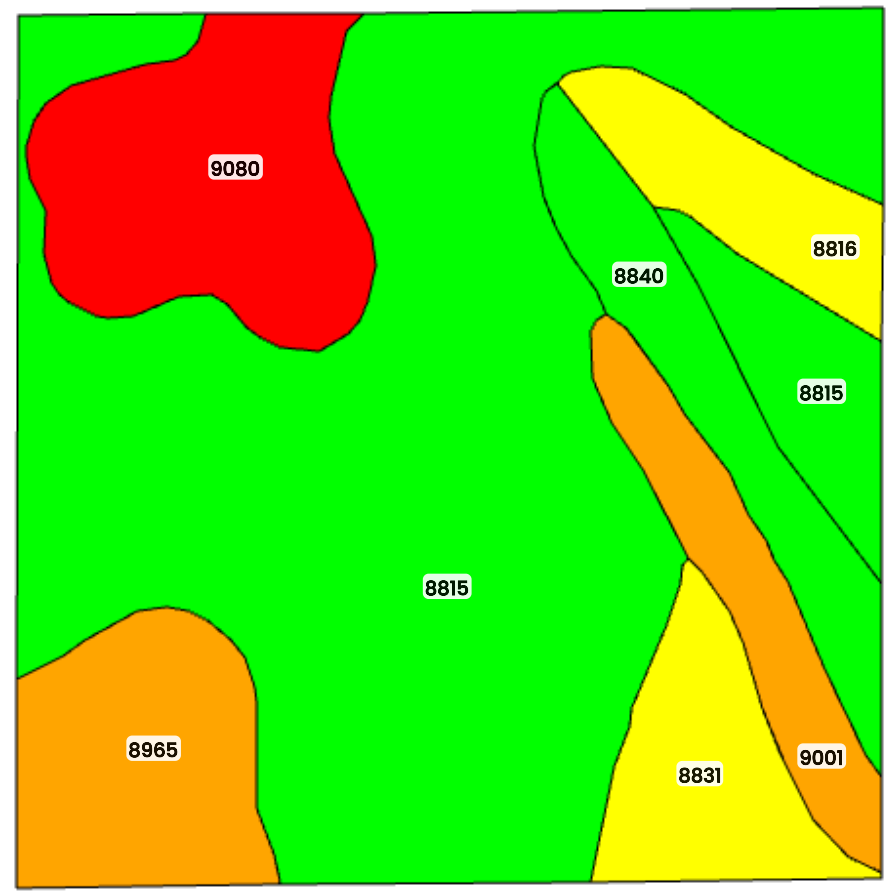
Dawson County, NE

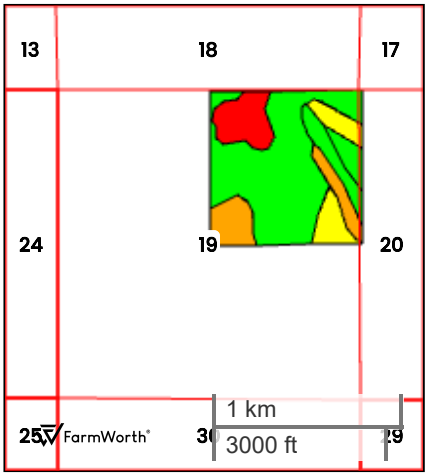
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TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

TOTAL SOILS





County: Dawson County, NE
Location: 19-10N-22W
Township: Coyote precinct
Acres: 159.28
Date: 11/02/2026

FarmWorth®

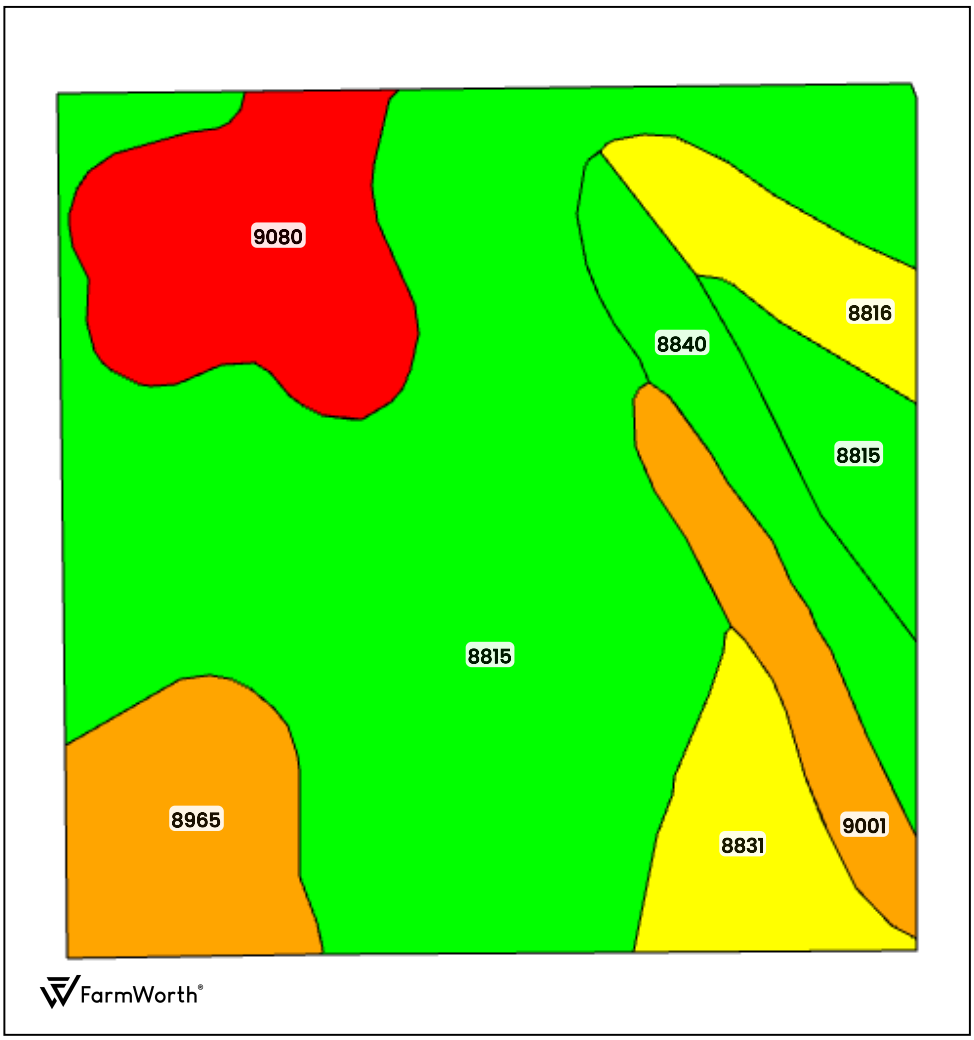
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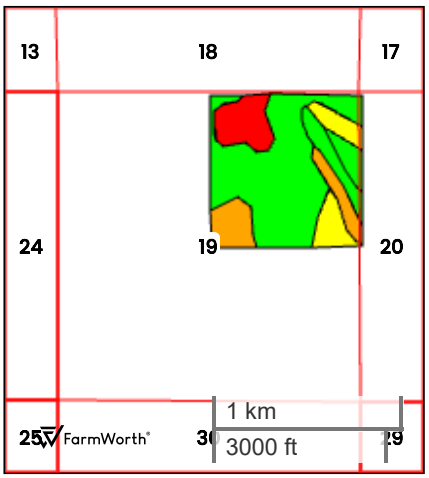
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8815	Cozad silt loam, 0 to 1 percent slopes	91.90	57.70 %	70	1	2	Well drained
9080	Rusco silt loam, 0 to 1 percent slopes	18.07	11.34 %	31	2	2	Moderately well drained
8965	Wood River-Gayville complex, 0 to 1 percent slopes	12.93	8.12 %	48	3	4	Moderately well drained
8840	Hall silt loam, 0 to 1 percent slopes	10.81	6.78 %	75	1	1	Well drained
8831	Gosper loam, 0 to 1 percent slopes	9.47	5.94 %	58	1	2	Moderately well drained
9001	Anselmo fine sandy loam, 0 to 1 percent slopes	8.51	5.34 %	42	2	2	Well drained
8816	Cozad silt loam, 1 to 3 percent slopes	7.61	4.78 %	69	2	2	Well drained
			Average:	61.9			

Soils data provided by USDA and NRCS.

TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

TILLABLE SOILS





County: Dawson County, NE
Location: 19-10N-22W
Township: Coyote precinct
Acres: 156.50
Date: 11/02/2026

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Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8815	Cozad silt loam, 0 to 1 percent slopes	90.10	57.57 %	70	1	2	Well drained
9080	Rusco silt loam, 0 to 1 percent slopes	17.78	11.36 %	31	2	2	Moderately well drained
8965	Wood River-Gayville complex, 0 to 1 percent slopes	12.76	8.15 %	48	3	4	Moderately well drained
8840	Hall silt loam, 0 to 1 percent slopes	10.50	6.71 %	75	1	1	Well drained
8831	Gosper loam, 0 to 1 percent slopes	9.63	6.15 %	58	1	2	Moderately well drained
9001	Anselmo fine sandy loam, 0 to 1 percent slopes	8.36	5.34 %	42	2	2	Well drained
8816	Cozad silt loam, 1 to 3 percent slopes	7.37	4.71 %	69	2	2	Well drained
			Average:	61.8			

Soils data provided by USDA and NRCS.

TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

TOPOGRAPHY



2446 ft 2458 ft

FarmWorth®

Center: 40.826761, -99.868067

19-10N-22W

Coyote precinct Township

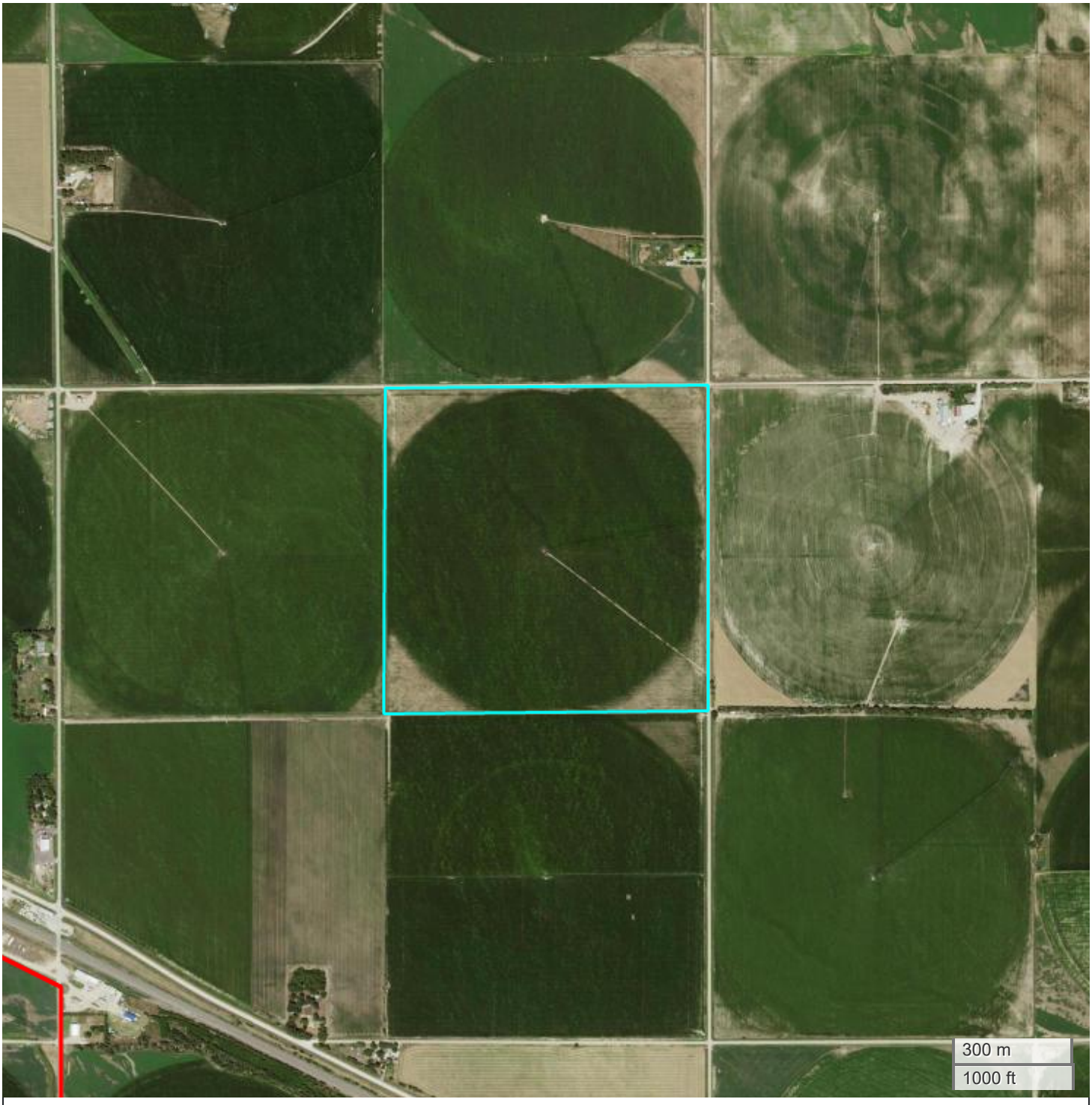
Dawson County, NE

Source:	USGS 10m DEM
Interval(ft):	—
Max:	2458.0 ft
Min:	2446.0 ft
Range:	12.0 ft
Average:	2452.0 ft

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TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

ENERGY MAP



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

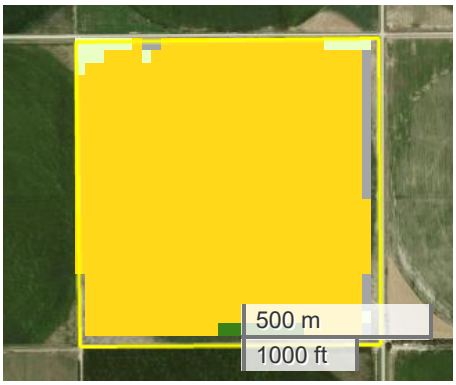
TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

CROP HISTORY

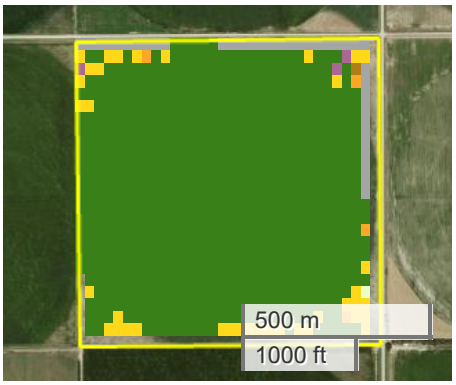
2025



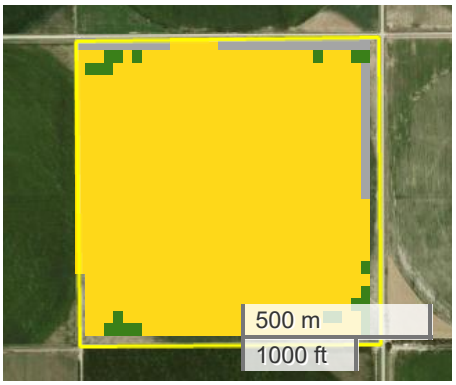
2024



2023



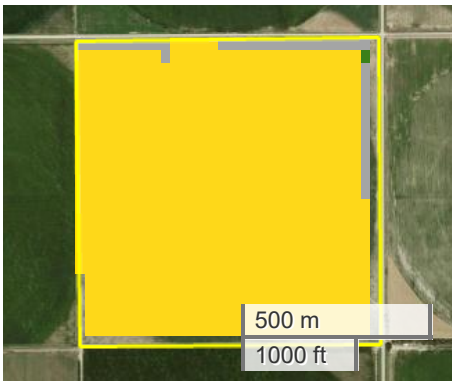
2022



2021



2020



Crop History

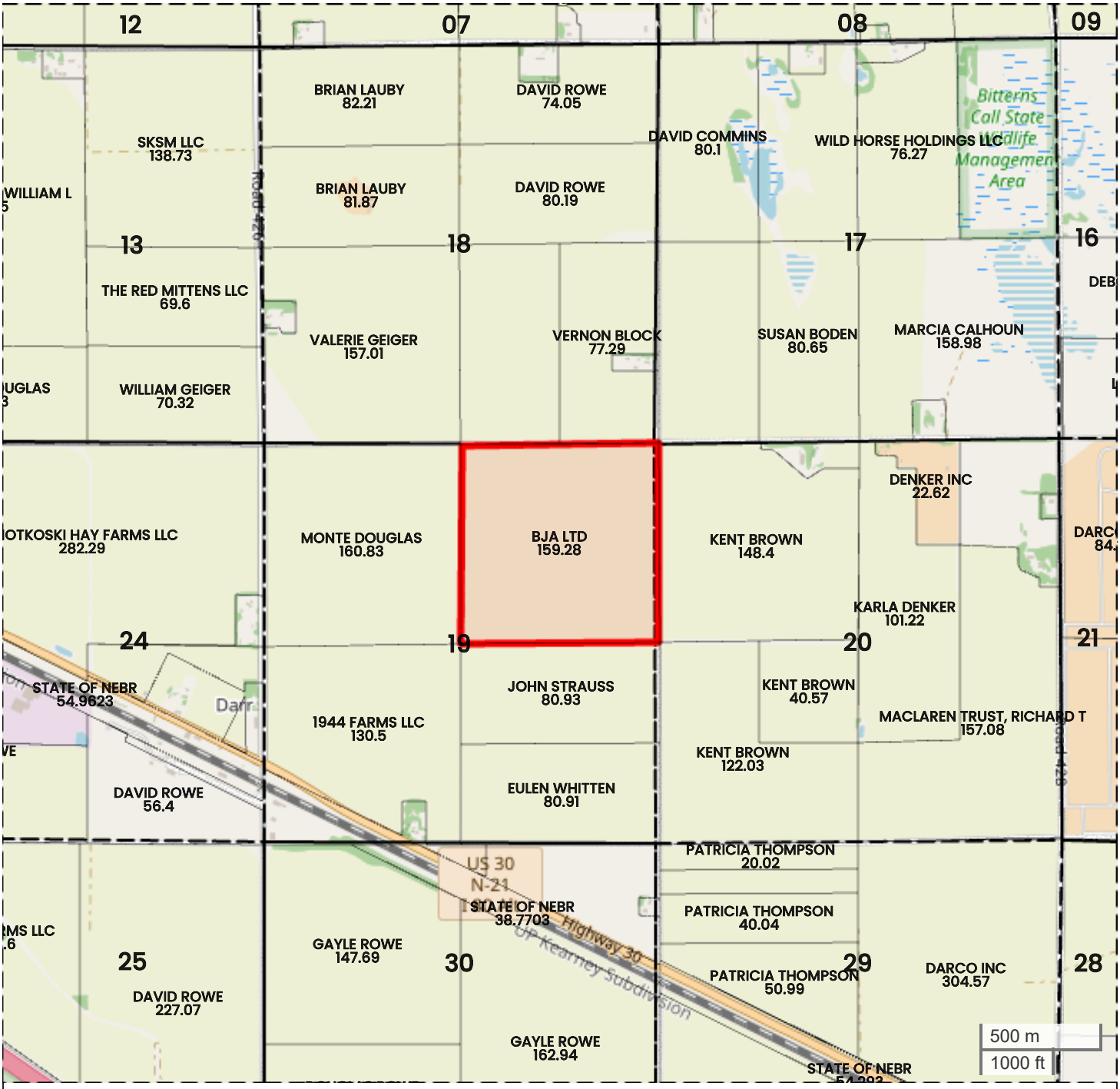
		Percent Area (>0.5 %)						
	Crop	2025	2024	2023	2022	2021	2020	Average
	Corn	95.0	94.0	5.1	92.0	93.0	94.7	79.0
	Soybeans	0.3	1.2	88.6	3.0	2.0	0.1	15.9
	Developed/Open Space	4.3	2.3	2.8	2.8	2.8	3.8	3.2
	Developed/Low Intensity	0.0	0.1	1.9	1.9	1.9	1.4	1.4
	Grass/Pasture	0.0	2.3	0.1	0.0	0.0	0.0	1.2

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TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

PLAT MAP



FarmWorth®

Center: 40.826775, -99.868091

19-10N-22W

Coyote precinct Township

Dawson County, NE

N

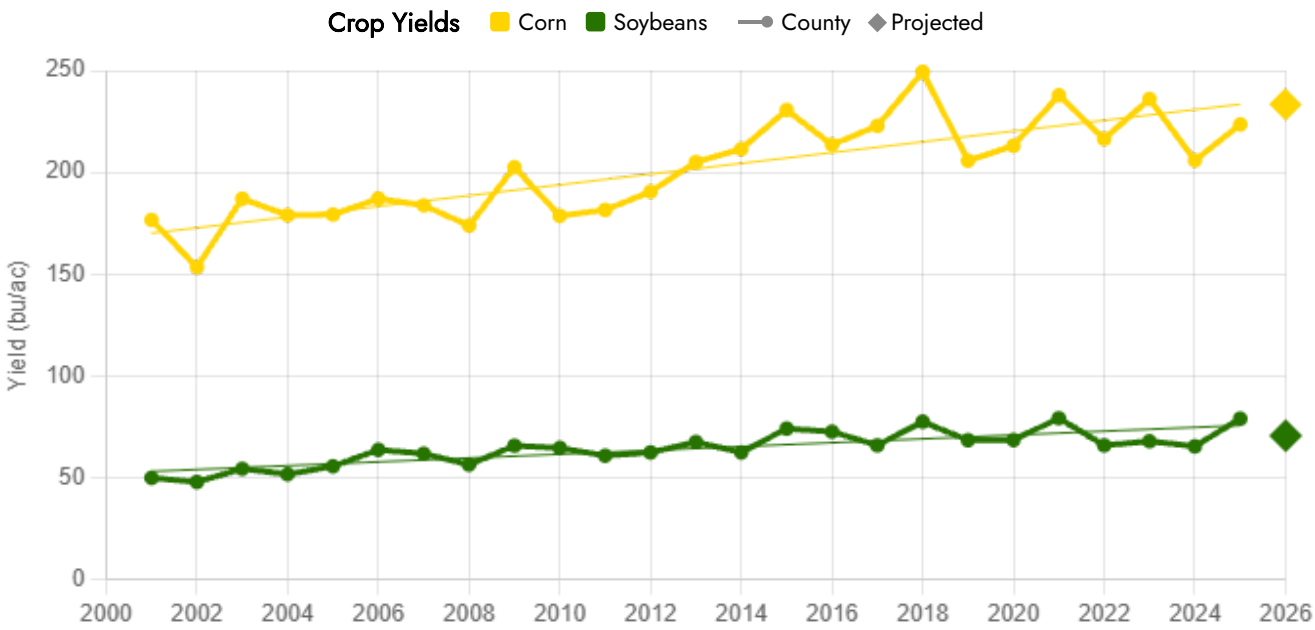
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Farmland Statistics for Dawson County, NE for 2025

	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



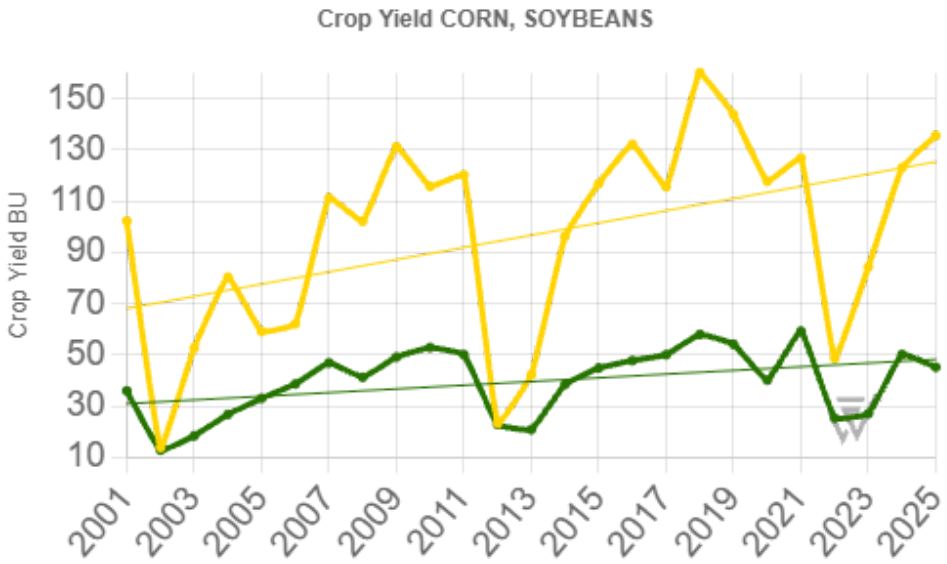
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TRACT 7 (159.28 AC TOTAL, 156.50 AC TILLABLE)

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