TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

AERIAL MAP



FarmWorth®

Center: 40.795654, -99.830019

33-10N-22W

Coyote precinct Township

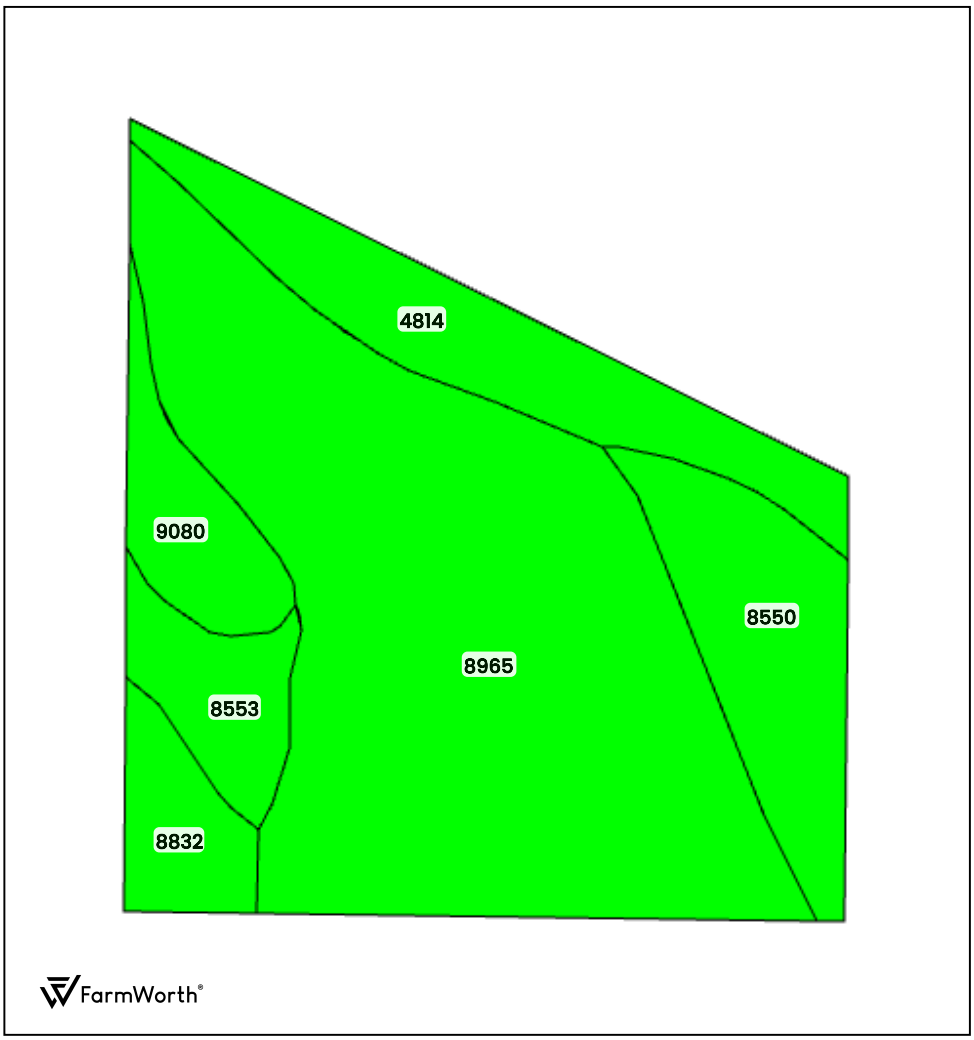
Dawson County, NE

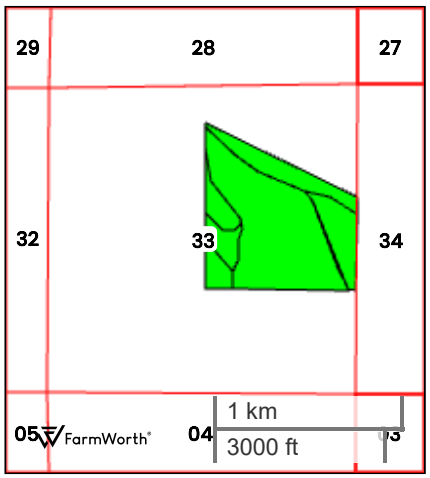
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TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

TOTAL SOILS





County: Dawson County, NE
Location: 33-10N-22W
Township: Coyote precinct
Acres: 133.81
Date: 11/02/2026

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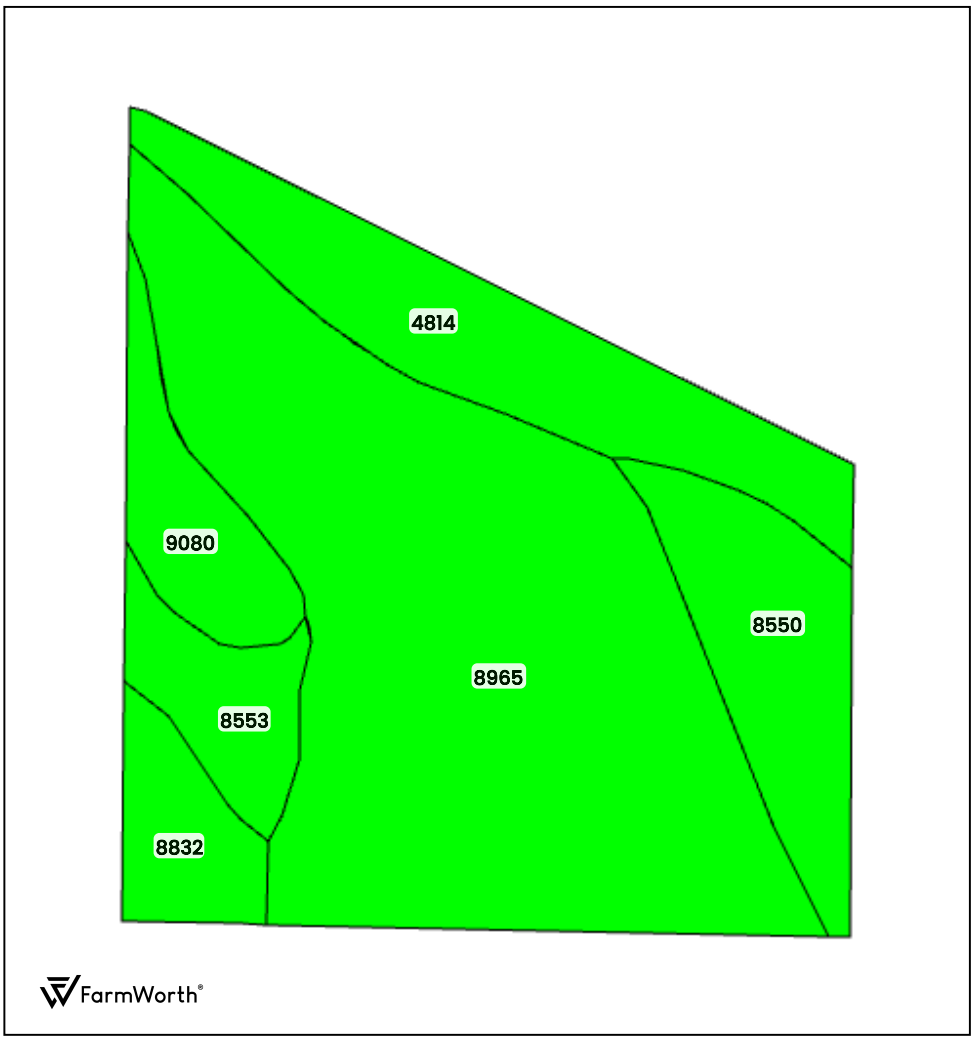
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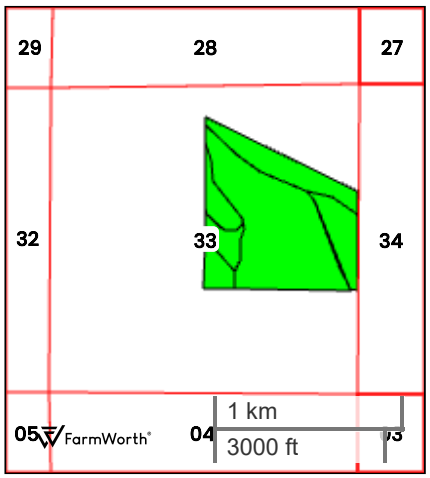
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8965	Wood River-Gayville complex, 0 to 1 percent slopes	78.53	58.69 %	48	3	4	Moderately well drained
4814	Valentine loamy fine sand, 0 to 3 percent slopes	17.64	13.18 %	30	4	4	Excessively drained
8550	Silver Creek complex, rarely flooded	16.17	12.08 %	48	4	4	Somewhat poorly drained
9080	Rusco silt loam, 0 to 1 percent slopes	7.77	5.81 %	31	2	2	Moderately well drained
8553	Silver Creek silt loam, rarely flooded	7.37	5.51 %	51	3	3	Somewhat poorly drained
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	6.34	4.74 %	34	3	4	Moderately well drained
			Average:	44.1			

Soils data provided by USDA and NRCS.

TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

TILLABLE SOILS





County: Dawson County, NE
Location: 33-10N-22W
Township: Coyote precinct
Acres: 140.54
Date: 11/02/2026

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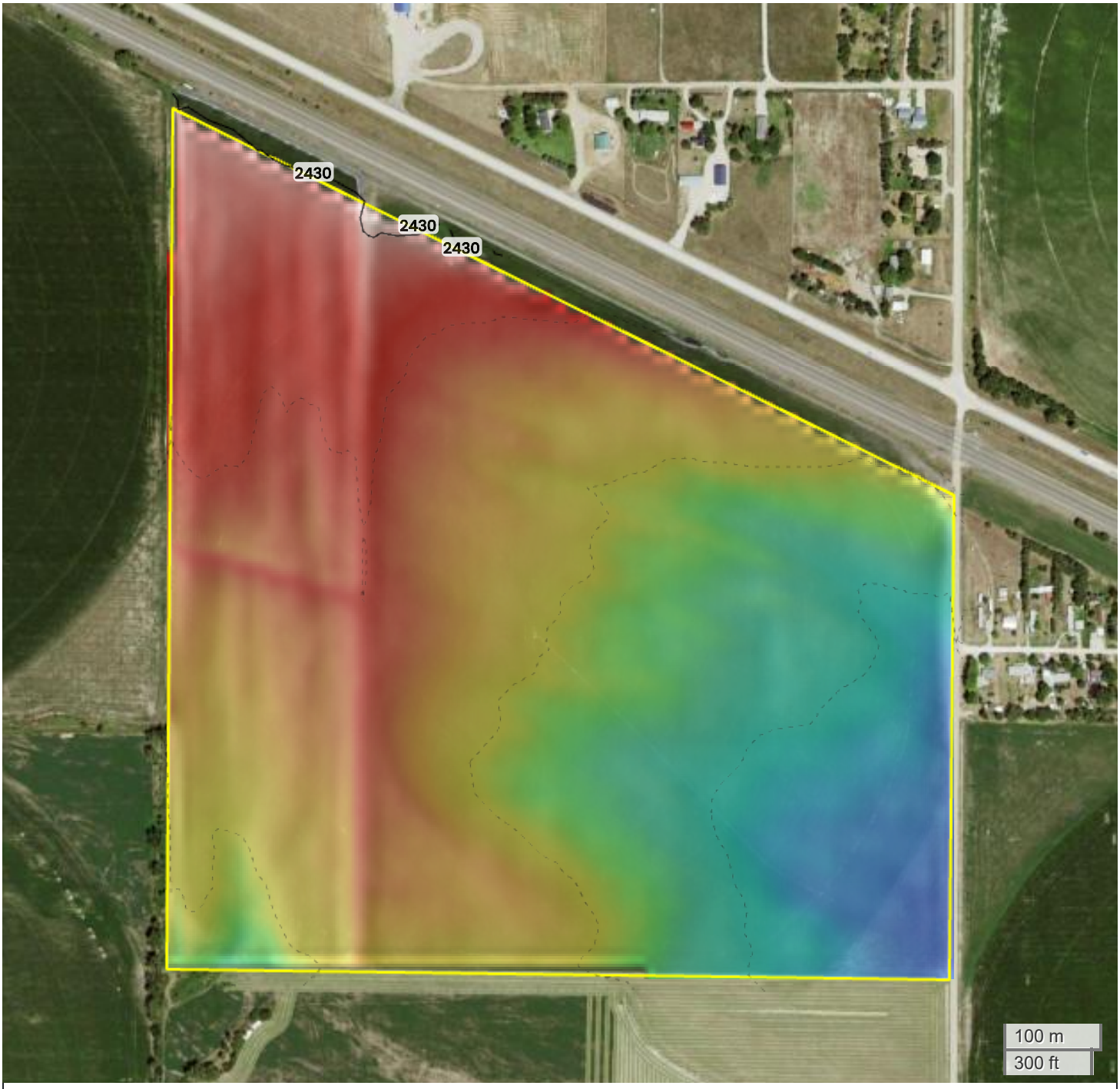
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Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8965	Wood River-Gayville complex, 0 to 1 percent slopes	79.04	56.24 %	48	3	4	Moderately well drained
4814	Valentine loamy fine sand, 0 to 3 percent slopes	22.16	15.76 %	30	4	4	Excessively drained
8550	Silver Creek complex, rarely flooded	15.71	11.18 %	48	4	4	Somewhat poorly drained
9080	Rusco silt loam, 0 to 1 percent slopes	8.73	6.21 %	31	2	2	Moderately well drained
8553	Silver Creek silt loam, rarely flooded	7.81	5.56 %	51	3	3	Somewhat poorly drained
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	7.09	5.04 %	34	3	4	Moderately well drained
			Average:	43.6			

Soils data provided by USDA and NRCS.

TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

TOPOGRAPHY



2424 ft 2430 ft

FarmWorth®

Center: 40.795552, -99.829908

33-10N-22W

Coyote precinct Township

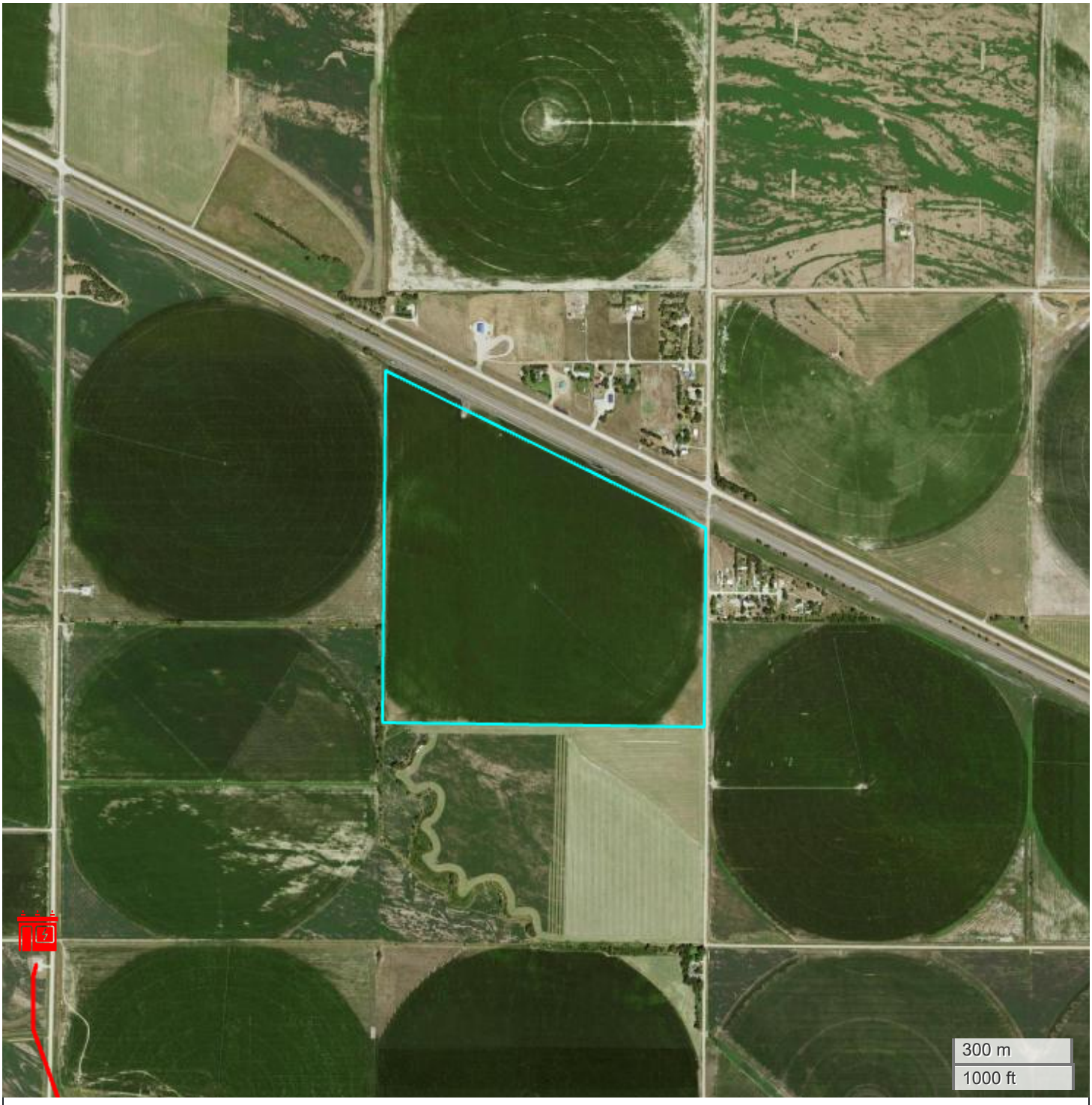
Dawson County, NE

Source:	USGS 10m DEM
Interval(ft):	—
Max:	2430.0 ft
Min:	2424.0 ft
Range:	6.0 ft
Average:	2427.0 ft

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TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

ENERGY MAP



FarmWorth®

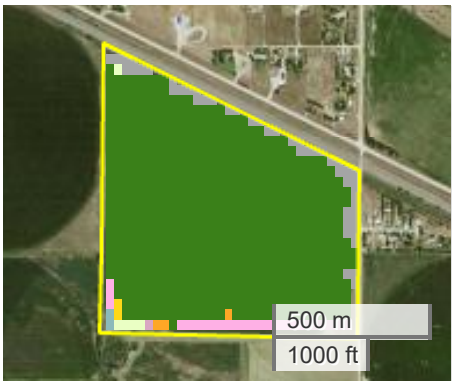
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- Transmission Lines
- Substations
- Wind Turbine
- Wind Farm
- Solar
- Oil and Gas (Active)
- Oil and Gas (Abandoned)

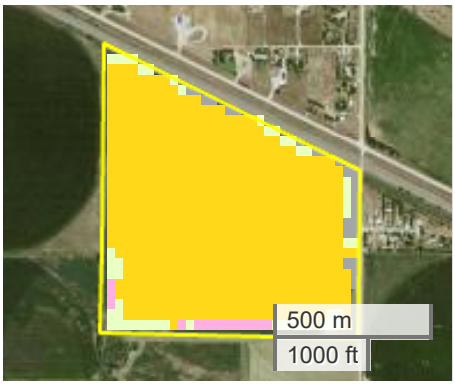
TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

CROP HISTORY

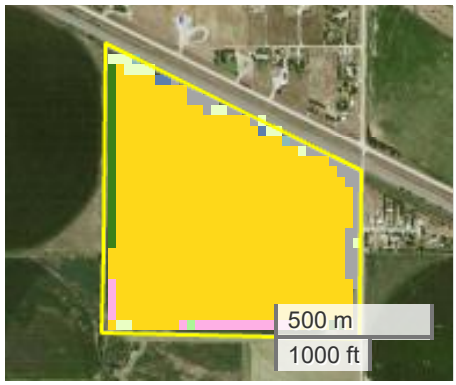
2025



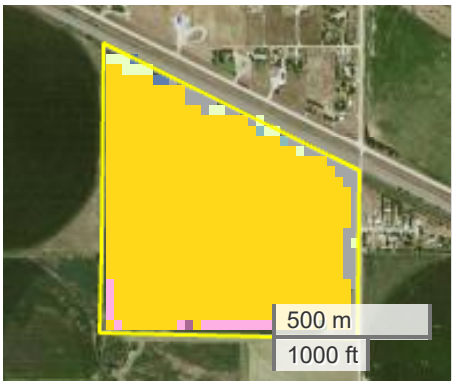
2024



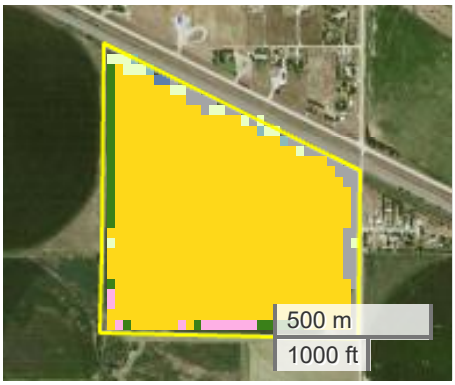
2023



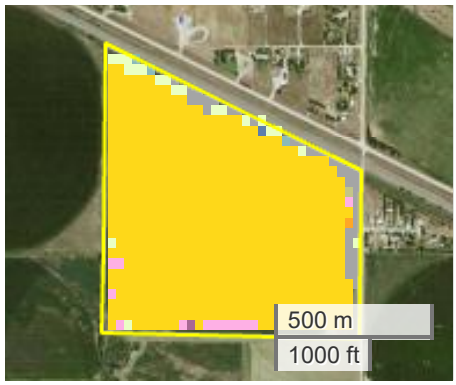
2022



2021



2020



Crop History

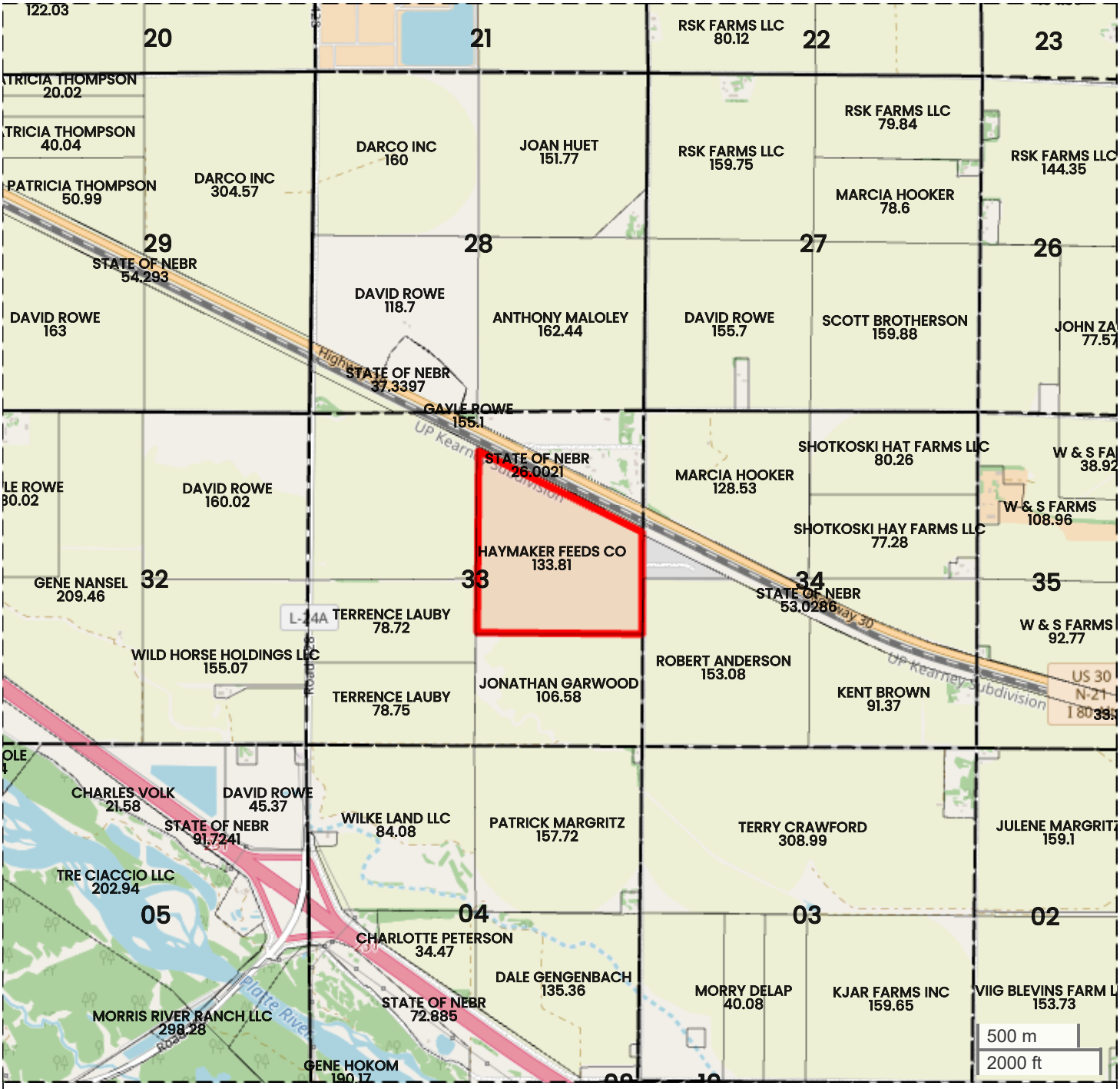
		Percent Area (>0.5 %)						
	Crop	2025	2024	2023	2022	2021	2020	Average
	Corn	0.3	87.8	86.2	89.5	86.2	88.9	73.1
	Soybeans	87.8	0.0	2.9	0.1	3.6	0.0	23.6
	Grass/Pasture	0.7	6.8	2.3	2.0	2.4	2.9	2.9
	Developed/Low Intensity	3.2	0.9	2.4	2.4	2.4	3.9	2.5
	Alfalfa	2.7	2.0	2.4	2.2	1.6	1.9	2.1
	Developed/Med Intensity	2.6	0.9	1.3	1.3	1.3	0.0	1.5
	Developed/Open Space	1.0	1.3	1.2	1.2	1.2	1.4	1.2
	Triticale	1.0	0.0	0.0	0.0	0.0	0.0	1.0

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TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

PLAT MAP



FarmWorth®

Center: 40.795549, -99.829931

33-10N-22W

Coyote precinct Township

Dawson County, NE

N

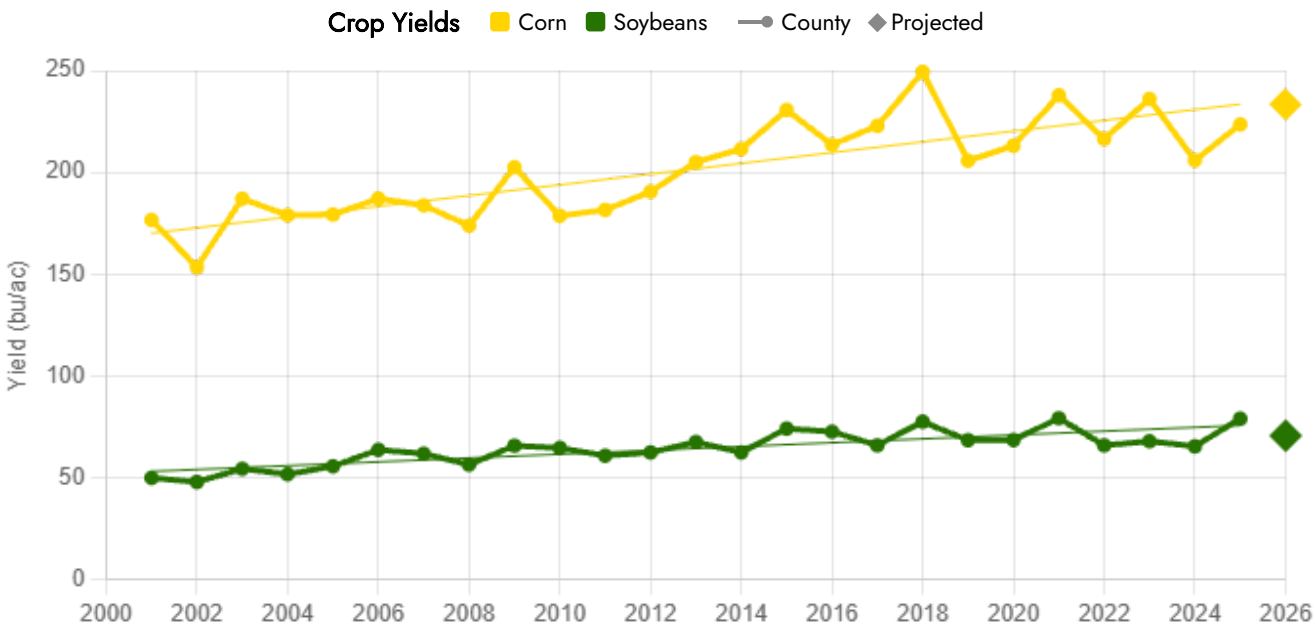
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Farmland Statistics for Dawson County, NE for 2025

	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



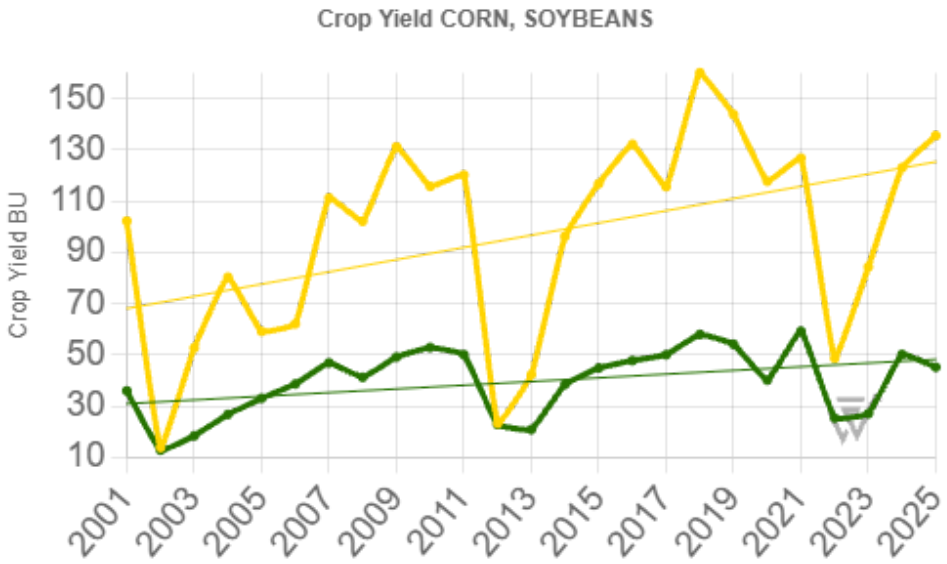
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TRACT 9 (133.81 AC TOTAL, 140.54 AC TILLABLE)

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