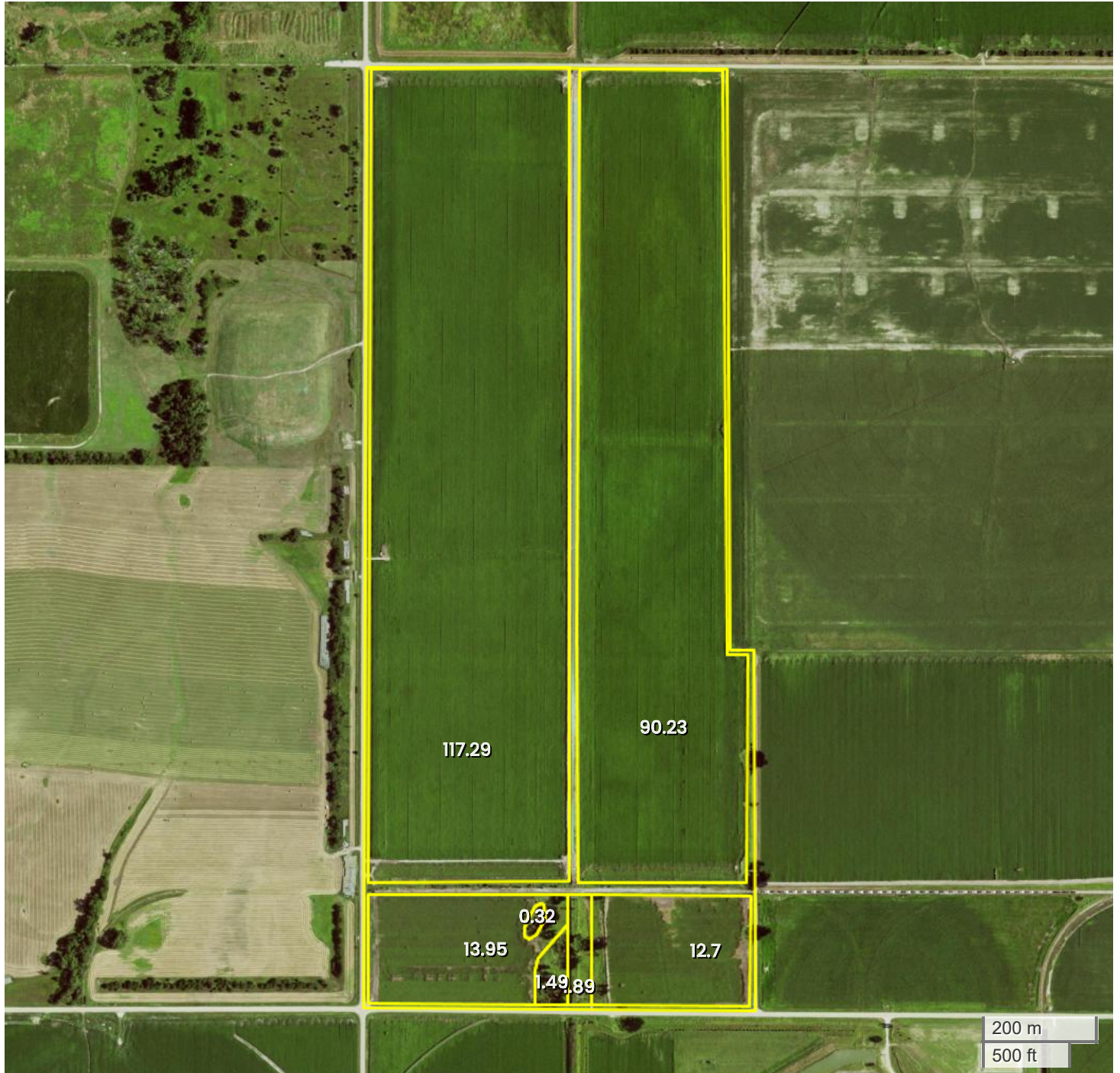




TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

AERIAL MAP



Center: 40.938767, -98.508239

12-11N-11W

Harrison Township

Hall County, NE

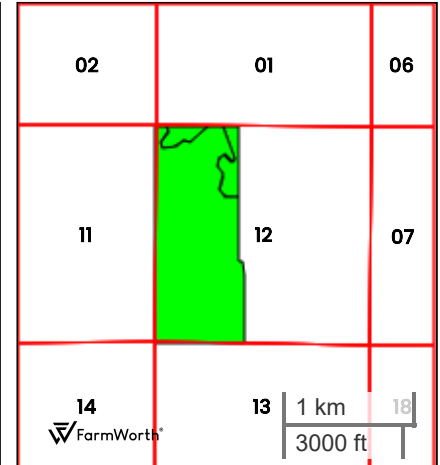
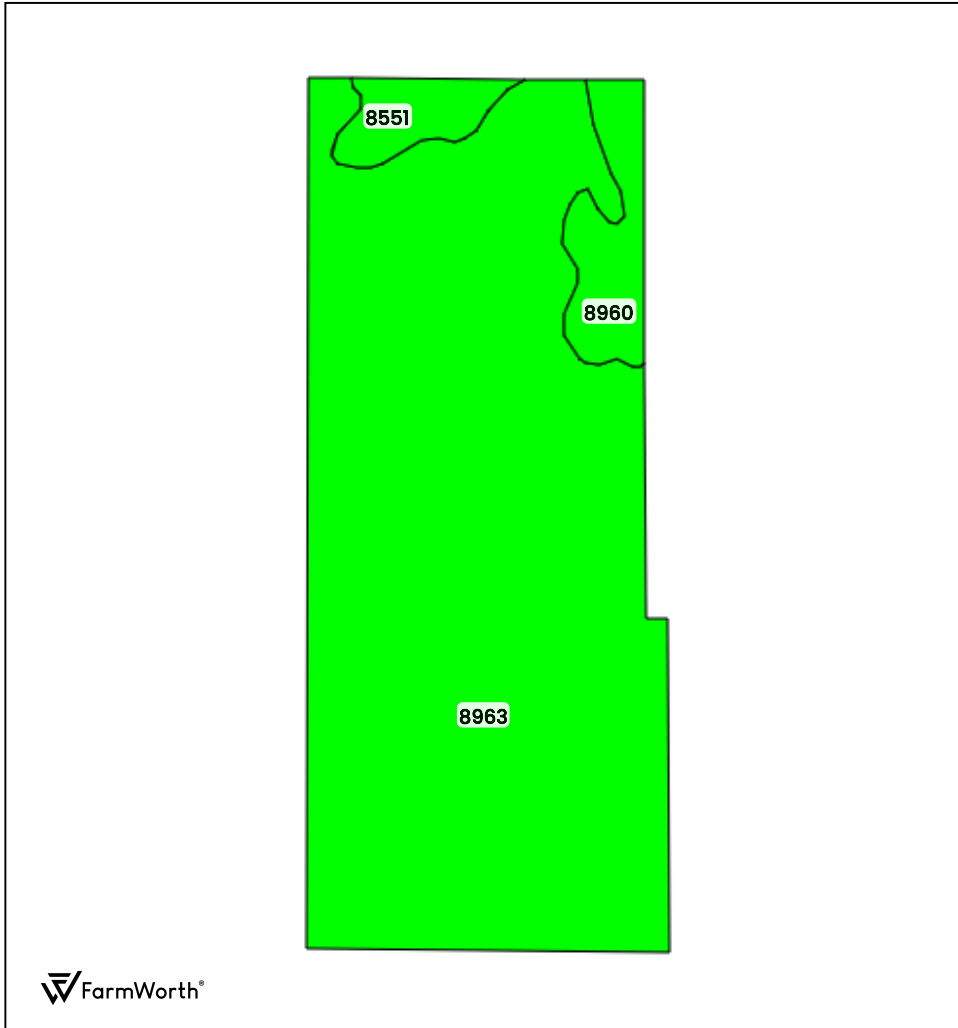


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TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

TOTAL SOILS



County: Hall County, NE
Location: 12-11N-11W
Township: Harrison
Acres: 254.53
Date: 09/09/2026



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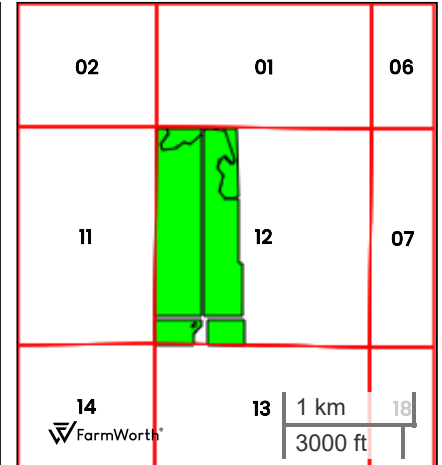
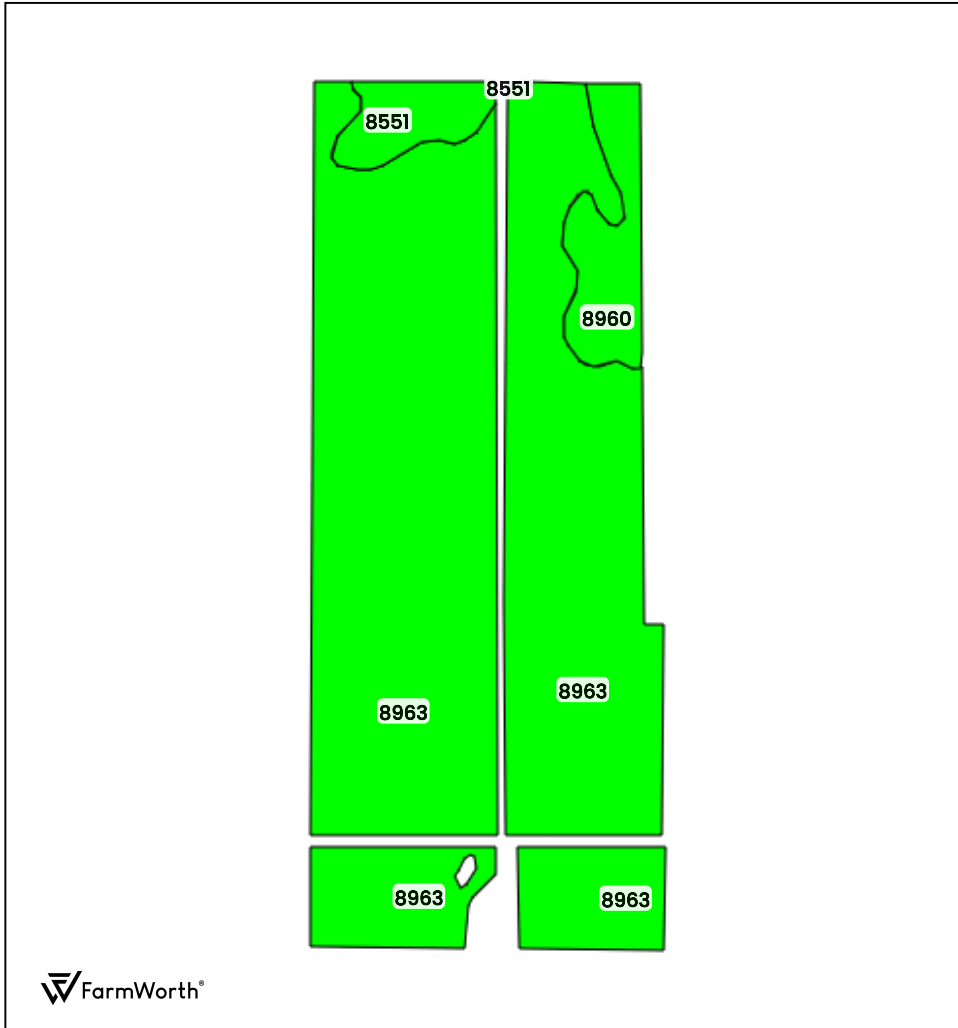
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8963	Wood River-Silver Creek silt loams, 0 to 1 percent slopes	231.57	90.98 %	58	3	4	Moderately well drained
8960	Wood River silt loam, 0 to 1 percent slopes	14.30	5.62 %	60	2	2	Moderately well drained
8551	Silver Creek complex, saline-alkali, rarely flooded	8.67	3.41 %	45	4	4	Somewhat poorly drained
Average:				57.7			

Soils data provided by USDA and NRCS.



TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

TILLABLE SOILS



County: Hall County, NE
Location: 12-11N-11W
Township: Harrison
Acres: 234.17
Date: 09/09/2026



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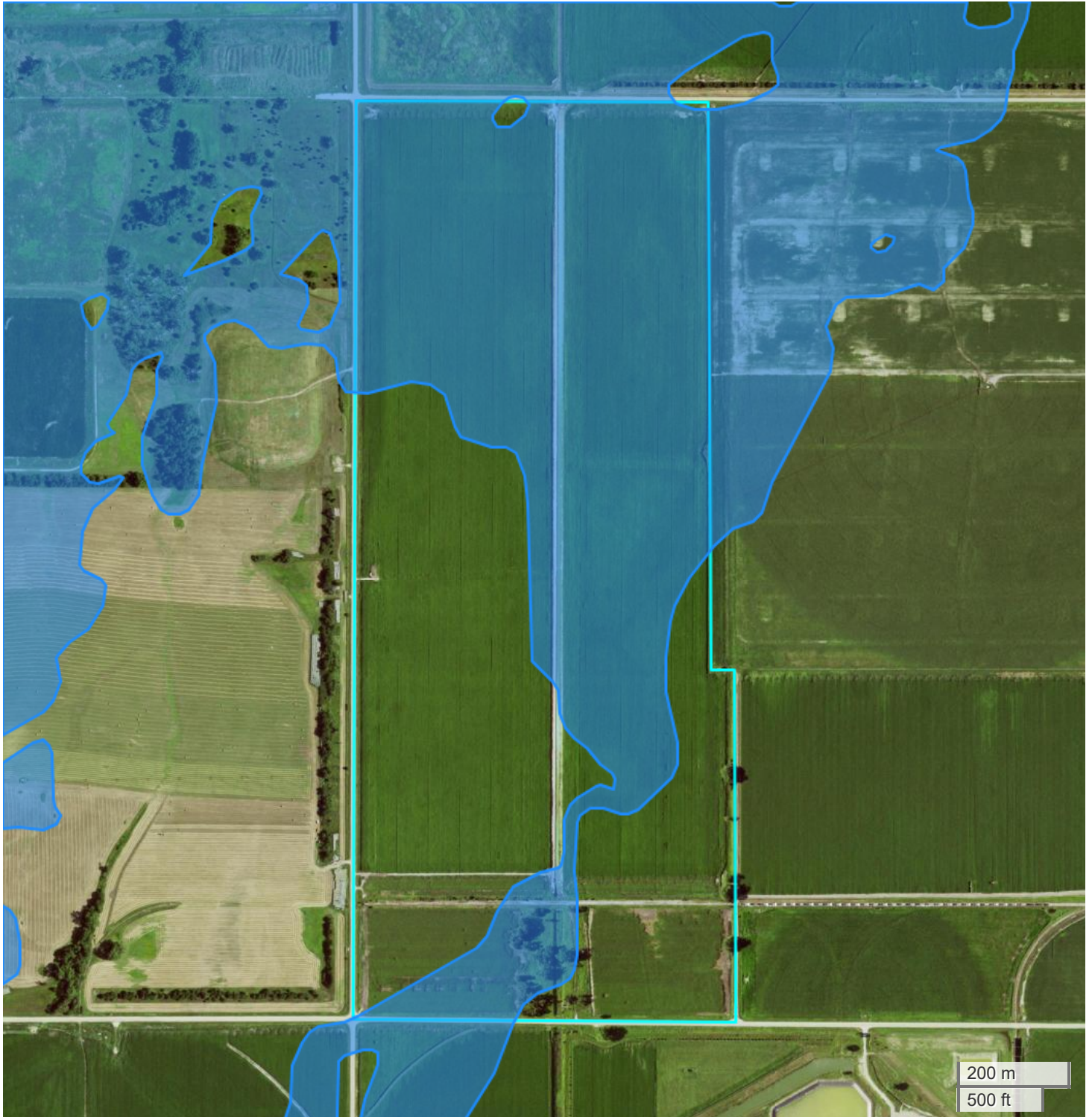
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8963	Wood River-Silver Creek silt loams, 0 to 1 percent slopes	212.36	90.69 %	58	3	4	Moderately well drained
8960	Wood River silt loam, 0 to 1 percent slopes	13.36	5.70 %	60	2	2	Moderately well drained
8551	Silver Creek complex, saline-alkali, rarely flooded	8.45	3.61 %	45	4	4	Somewhat poorly drained
Average:				57.6			

Soils data provided by USDA and NRCS.



TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

FLOOD HAZARDS



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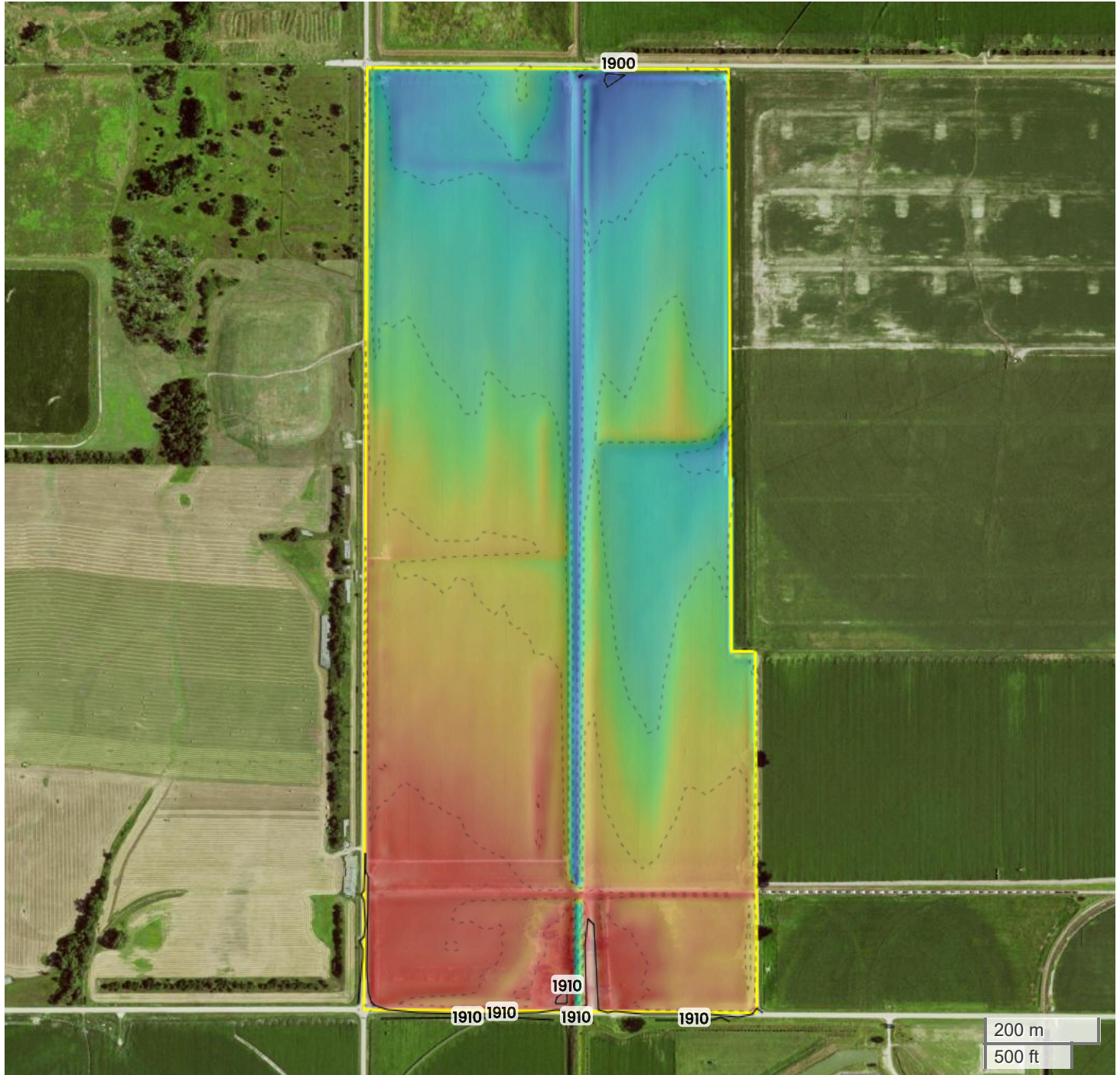
Significant Flood Hazards

- Regulatory Floodway (Zones AE, AO, AH, VE, AR)
- Without Base Flood Elevation (BFE), with BFE or Depth (Zones A, V, A99)



TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

TOPOGRAPHY



1900 ft

1912 ft



Center: 40.938737, -98.508228

12-11N-11W

Harrison Township

Hall County, NE

Source: USGS 10m DEM

Interval(ft): 2 / 10

Max: 1912.0 ft

Min: 1900.0 ft

Range: 12.0 ft

Average: 1906.0 ft



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TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

CROP HISTORY

2025



2024



2023



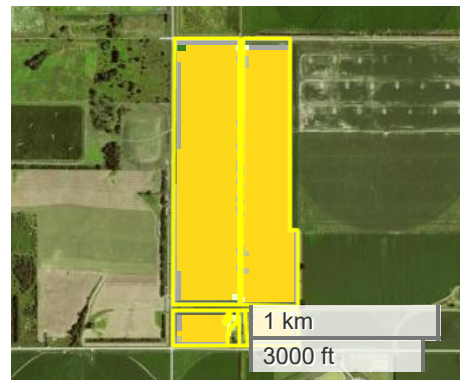
2022



2021



2020



Crop History

		Percent Area (>0.5 %)						
	Crop	2025	2024	2023	2022	2021	2020	Average
	Corn	88.2	84.9	89.5	90.8	88.4	88.5	88.4
	Developed/Open Space	4.2	4.7	4.6	4.6	4.6	6.4	4.9
	Grass/Pasture	1.8	9.7	1.1	0.7	1.0	1.1	2.6
	Developed/Low Intensity	5.0	0.5	2.7	2.7	2.7	1.2	2.5
	Fallow/Idle Cropland	0.0	0.0	0.0	0.0	0.0	2.3	2.3

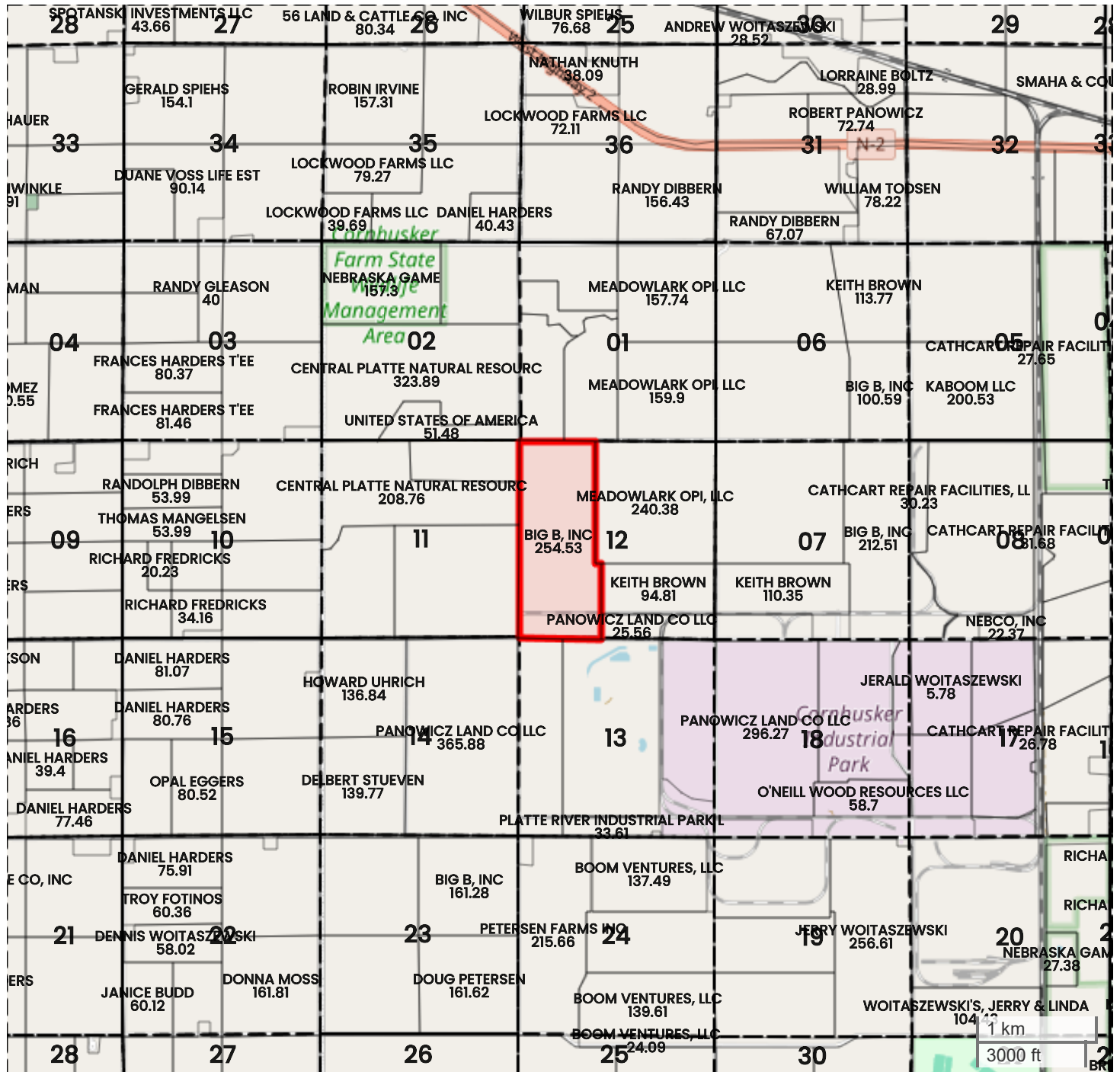


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TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

PLAT MAP



Center: 40.938739, -98.508247

12-11N-11W
Harrison Township
Hall County, NE

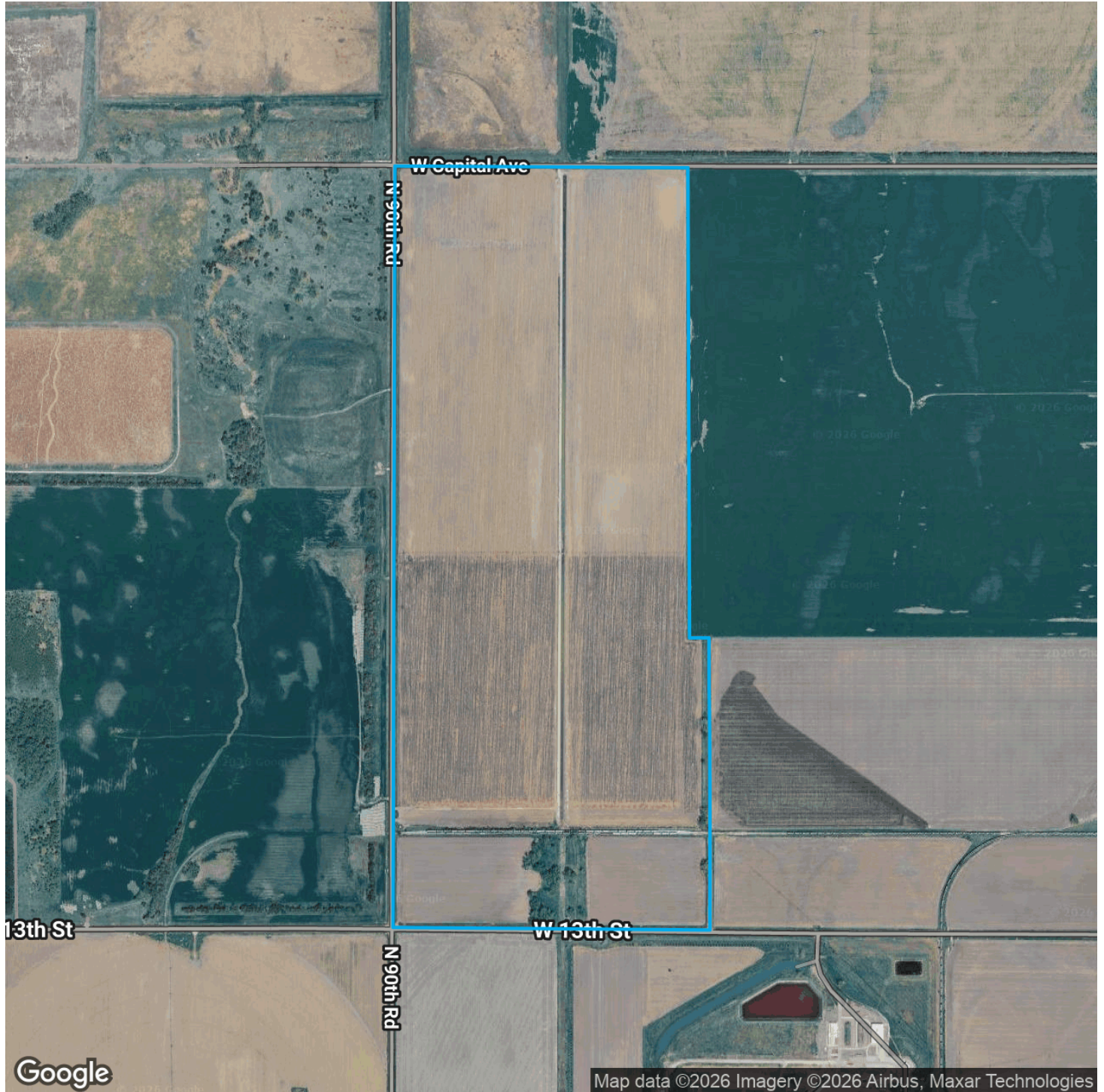


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TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

PROXIMITY MAP



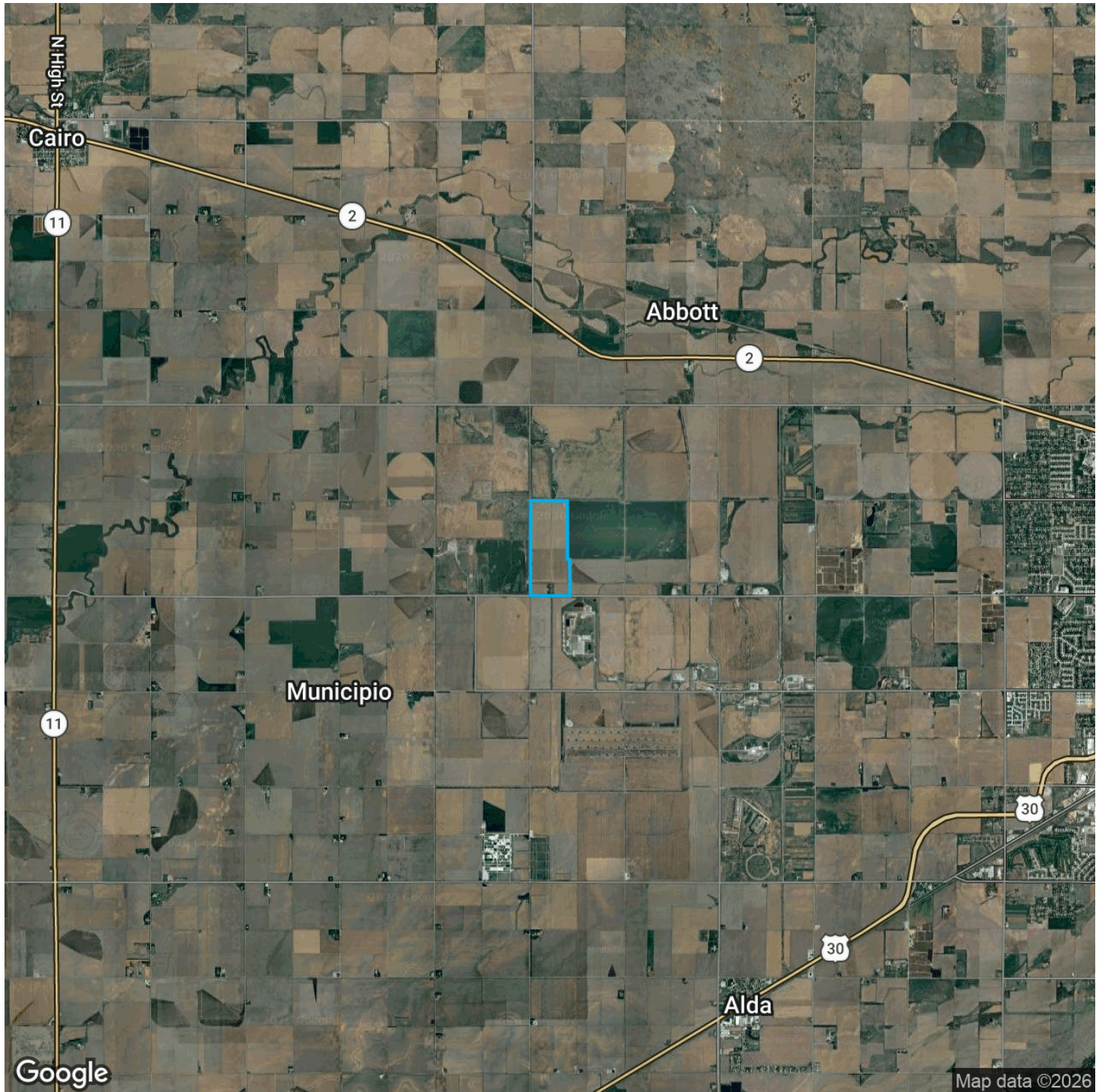
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 [Get Driving Directions](#)



TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

REGIONAL MAP



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 [Get Driving Directions](#)



TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

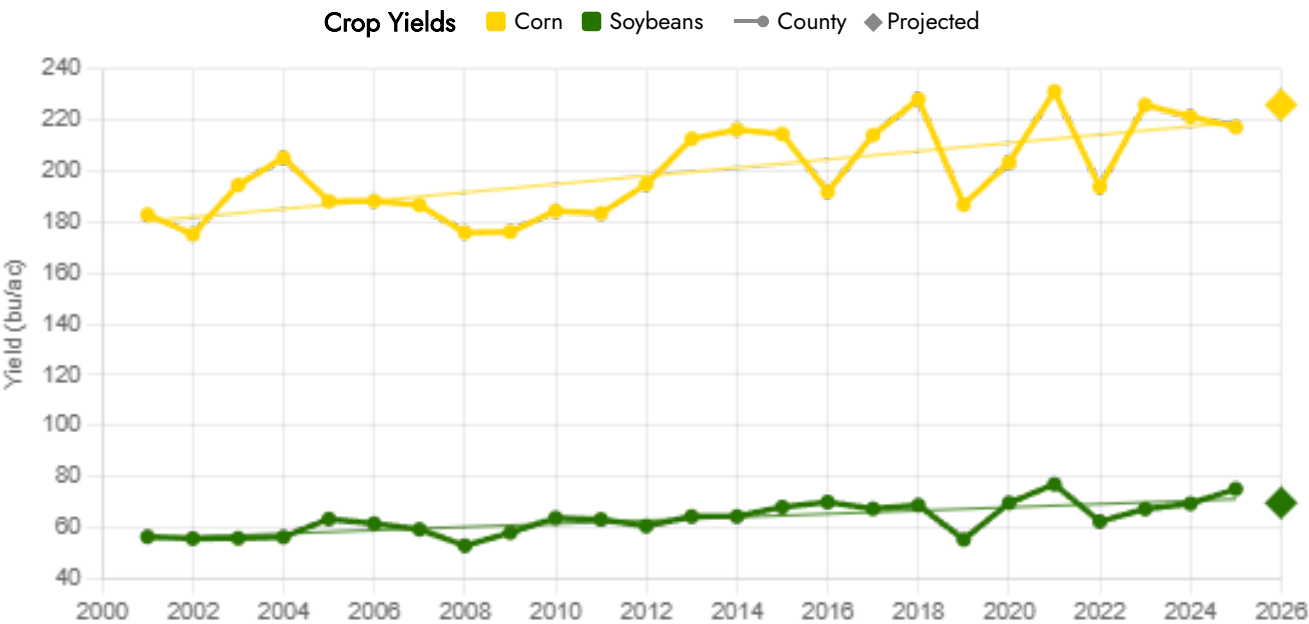
FARMLAND INSIGHTS

Farmland Statistics for Hall 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%
Hall County Average	Price (\$/ac)	2025	\$6,536
	Cash Rent (\$/ac)	2023	\$268
	National Productivity Index (NCCPI3 All Crops)	2025	55

Yield Information For Hall County, NE for 2026

Top Crops	Year	Expected Yield	APH Trend Adjustment
Corn	2026	226.1 bu/ac	1.97 bu/ac/yr
Soybeans	2026	69.7 bu/ac	0.66 bu/ac/yr



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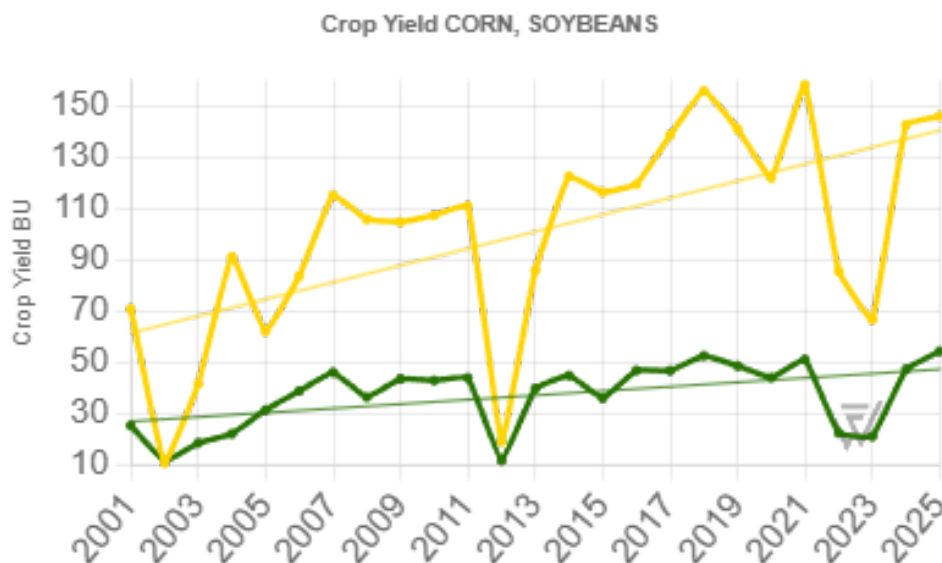


TRACT 2 (254.53 AC TOTAL, 234.17 AC TILLABLE)

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 (% MPC)	Base Price	Revenue Guarantee (per acre)
CORN (Grain - Non-Irrigated)	124 BU ⓘ	117.80 (95%)	\$4.62	\$544.24
SOYBEANS (No Type Specified - Non-Irrigated)	43 BU ⓘ	40.85 (95%)	\$11.09	\$453.03