

Property Overview

Dawson County, NE

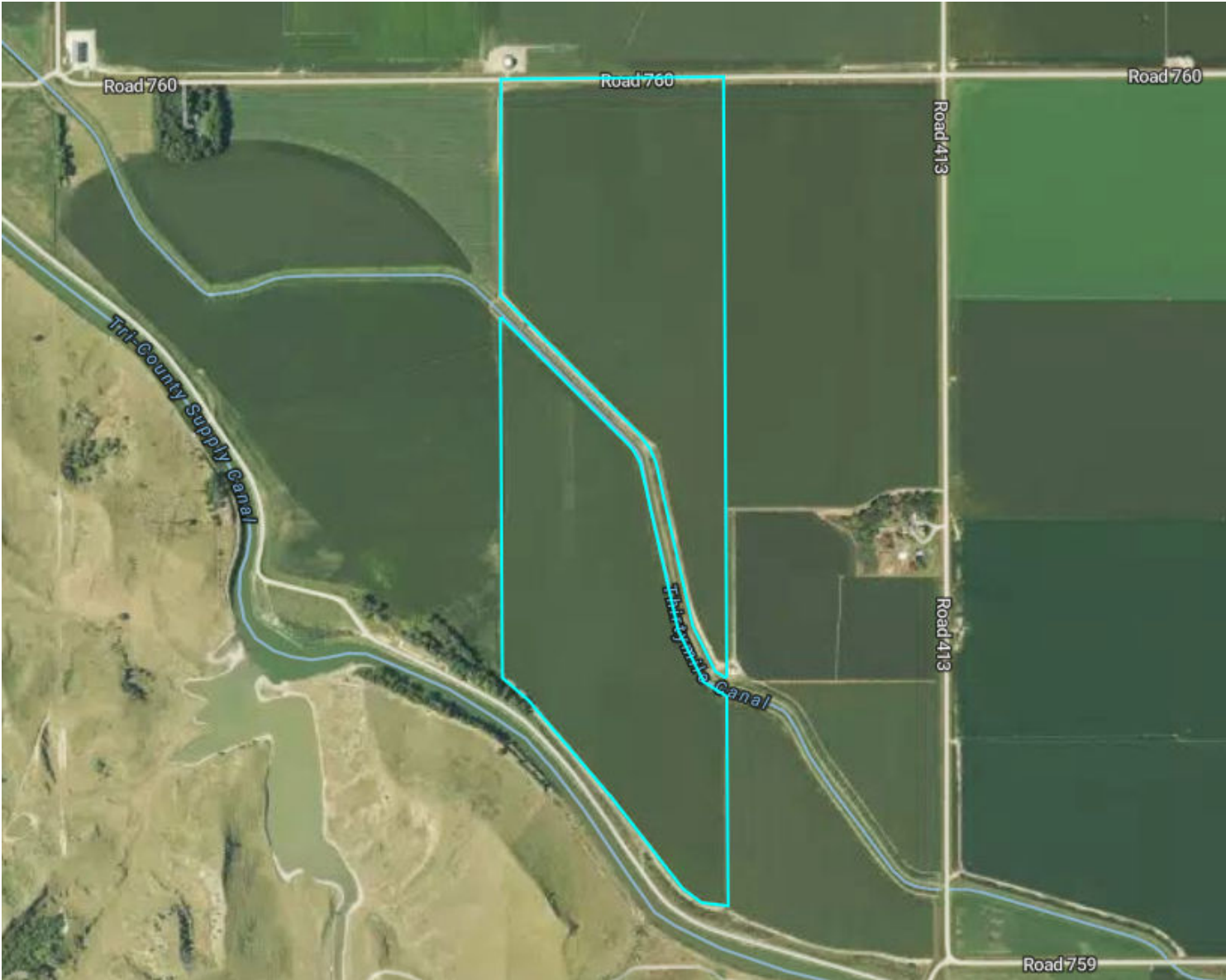
126.8 Acres, 1 Boundary



Property Overview - Parcel

Dawson County, NE

126.76 Acres, Boundary 1 of 1

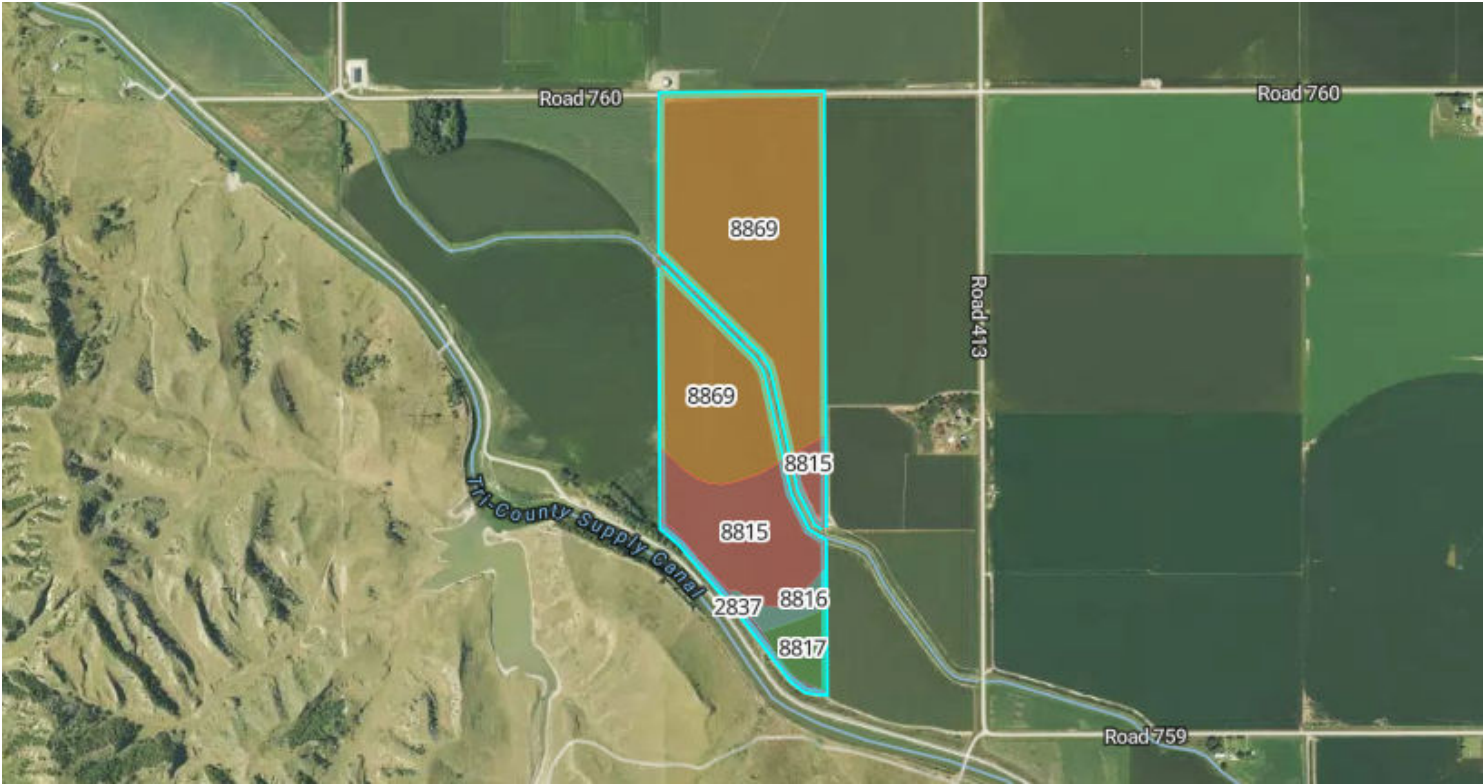


Dawson County, NE Township: 010N	Locations 14 10N 25W	Courthouse Acres 125.82	Parcel # 240046382
Owner 1 WILLIAMS-HIEMSTRA N E LLC	Owner 2 -	Owner Address 542016 PO BOX OMAHA NE 681548016	Property Address -
Total Assessed Value \$786,740	Assessed Land Value \$786,740	Assessed Improvement -	Assessed Land Year 2025
County Use Description AGRICULTURAL	Legal Description 00005424 W1/2E1/2 N TRI COUNTY CANAL EXC30 MILE CANAL ROW (125.82) (14-10-25)		

Soils

Dawson County, NE

126.8 Acres, 1 Boundary



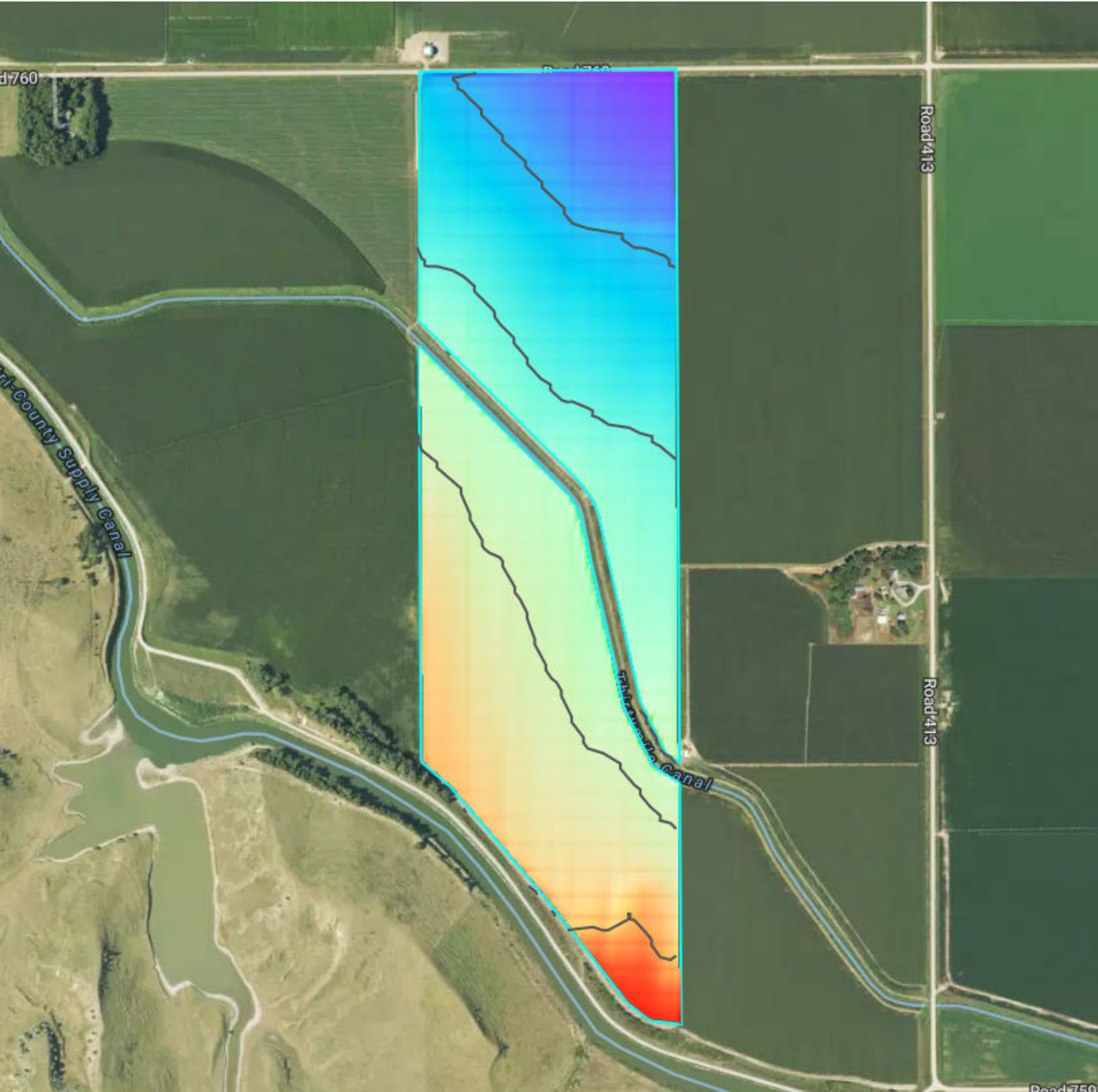
 **73.9**/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	8869	Hord silt loam, 0 to 1 percent slopes	71.1%	90.1	2c	1	75.4
	8815	Cozad silt loam, 0 to 1 percent slopes	21.0%	26.6	2c	1	70.4
	8817	Cozad silt loam, 3 to 6 percent slopes	3.8%	4.8	2c	1	69.5
	8816	Cozad silt loam, 1 to 3 percent slopes	2.7%	3.4	2e	2e	69.8
	2837	Uly-Holdrege silt loams, 6 to 11 percent slopes	1.5%	1.9	3e	3e	71.9

Elevation

Dawson County, NE

126.8 Acres, 1 Boundary

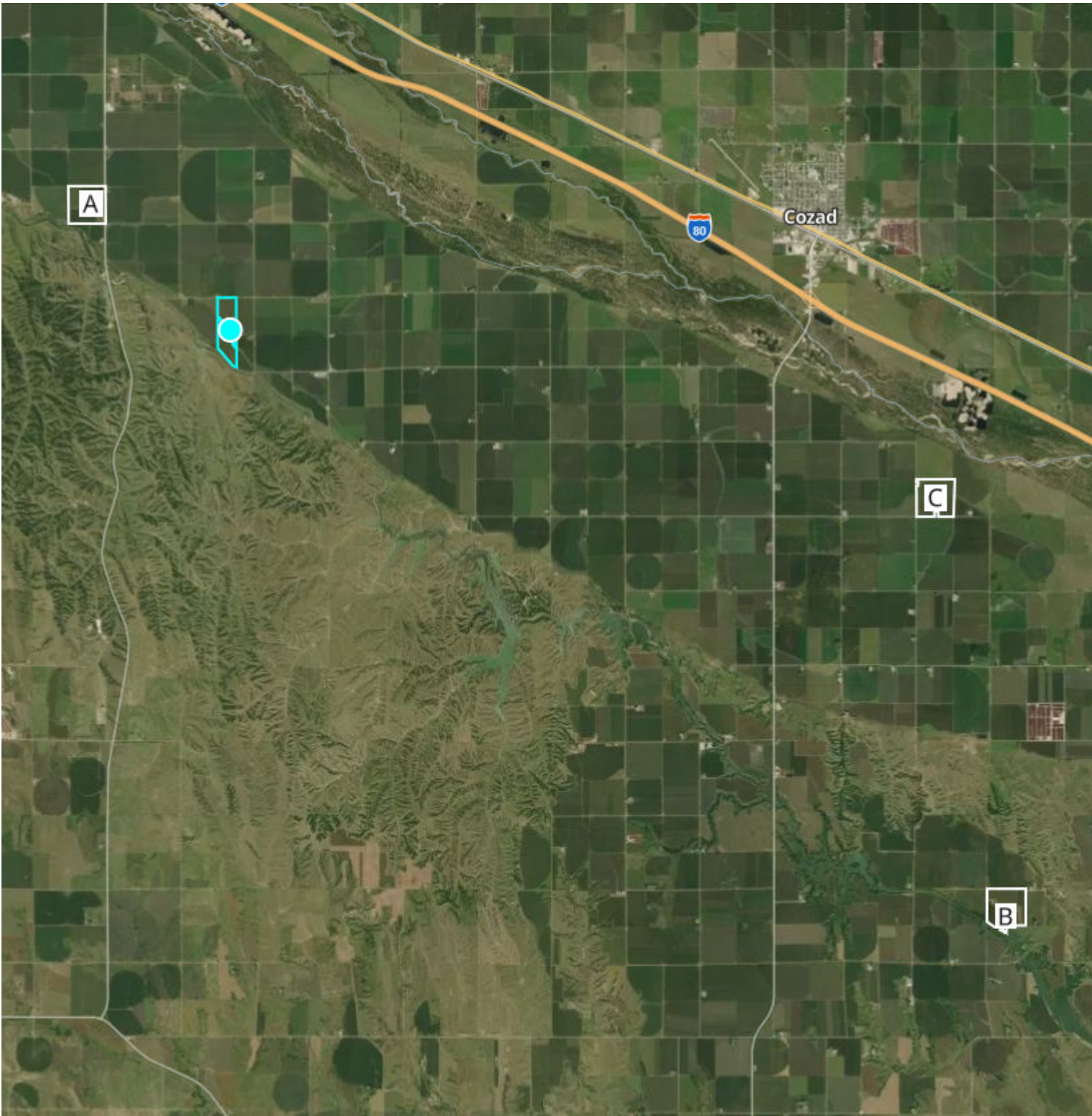


Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 46.1 feet	Min: 2581.5 feet	Max: 2627.6 feet
		Slope: 1.1%	Min: 0%	Max: 10.4%

Comparable Sales

Comparable Sales Summary

Average \$/Acre:	Median \$/Acre:	Min \$/Acre:	Max \$/Acre:
\$5,768	\$5,844	\$4,538	\$6,922



Comparable Sales

Sale	County	Date Sold	Total \$	Acres	\$/Acre
A	Dawson	10-28-21	\$900,000	154.01	\$5,844
B	Dawson	05-05-23	\$1,100,000	158.92	\$6,922
C	Dawson	05-18-26	\$714,350	157.40	\$4,538