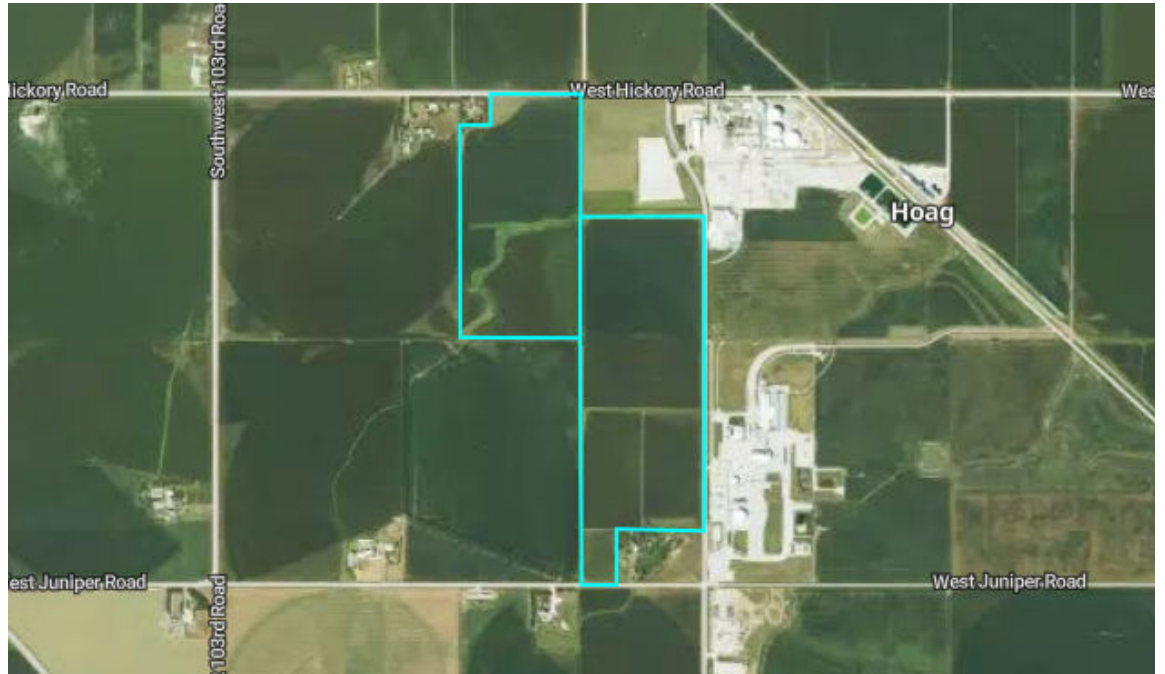


Gage County, NE

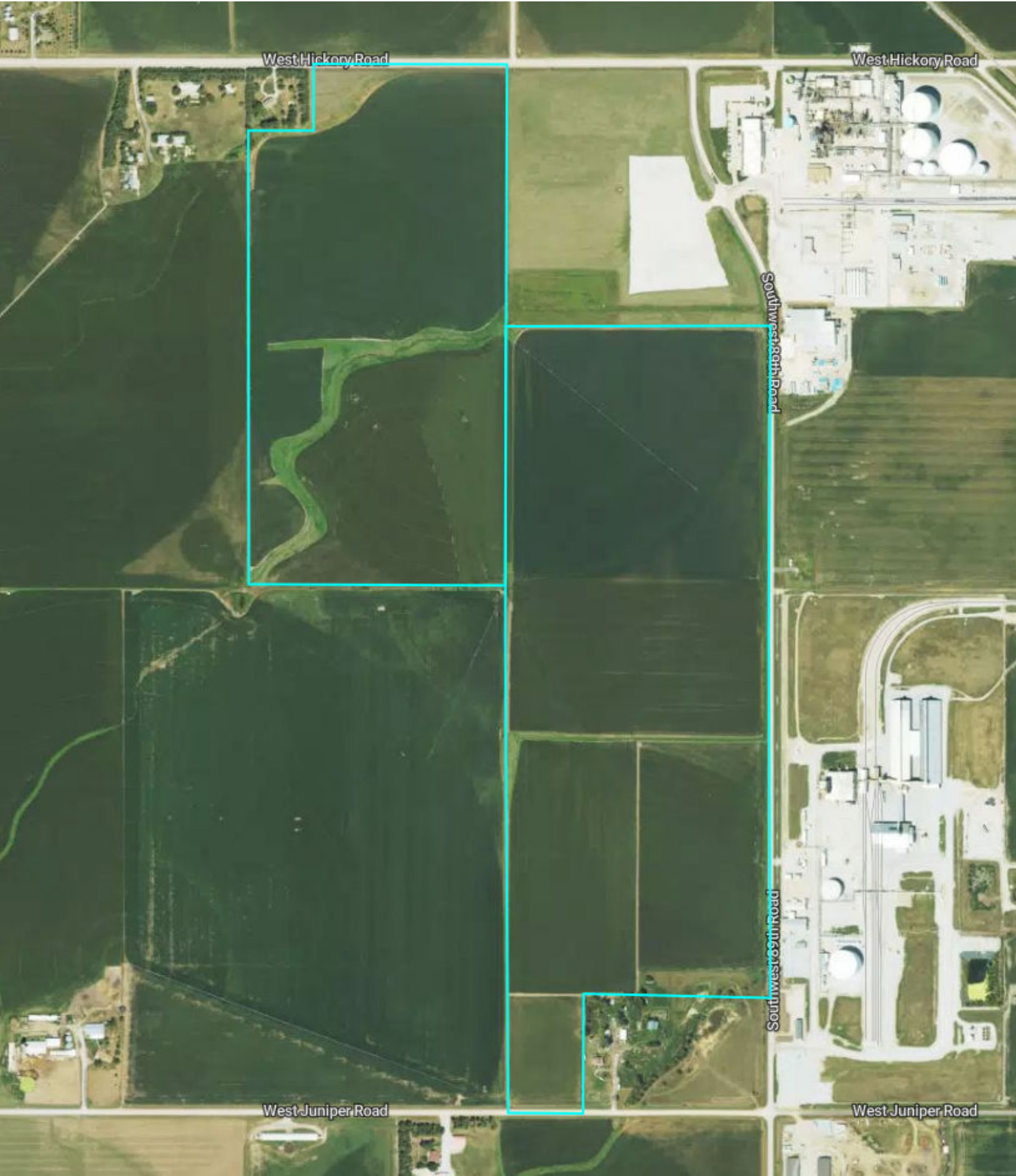


Farmers National Company

Property Overview

Gage County, NE

185.4 Acres, 2 Boundaries

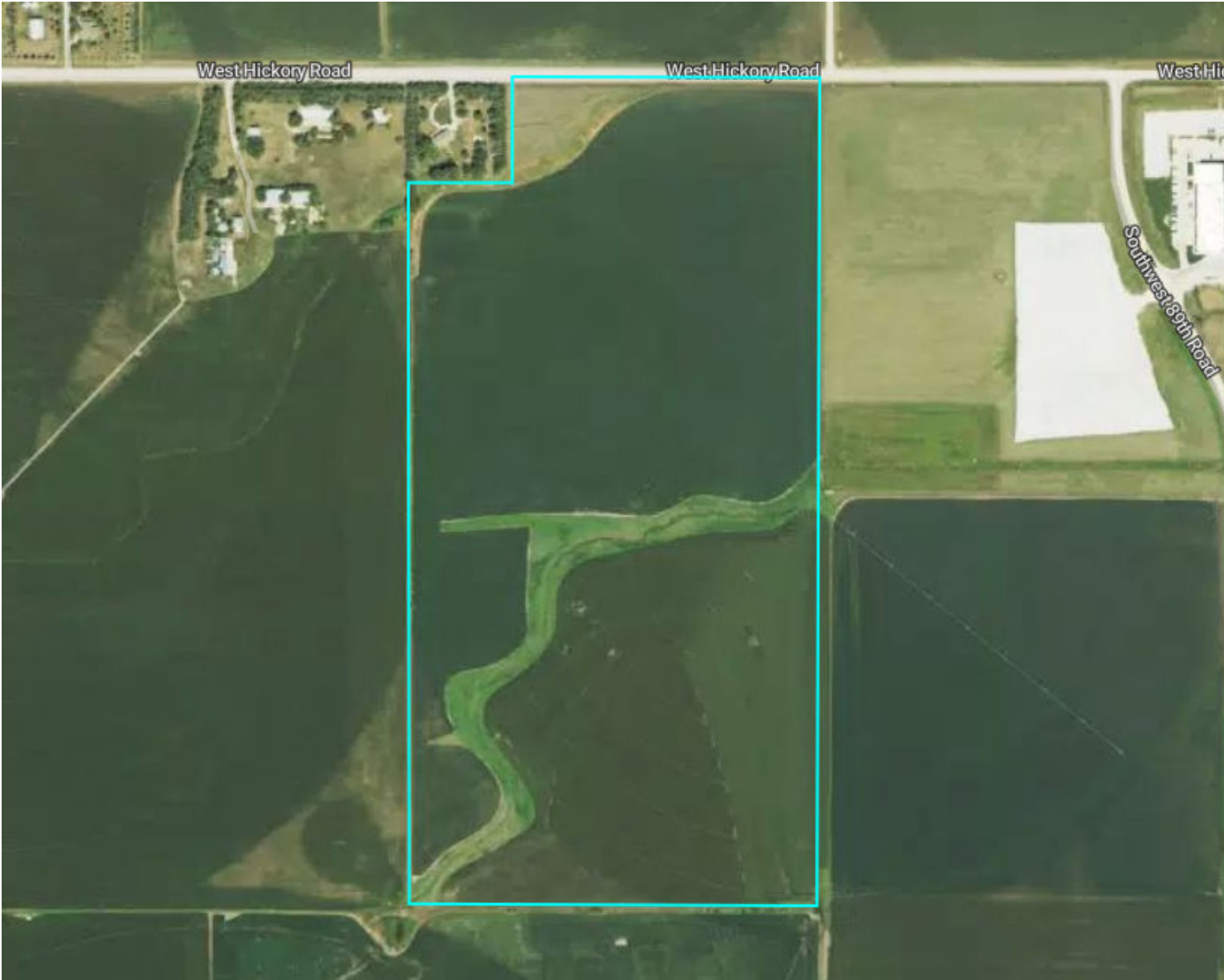


Property Overview - Parcel



Gage County, NE

76.40 Acres, Boundary 1 of 2



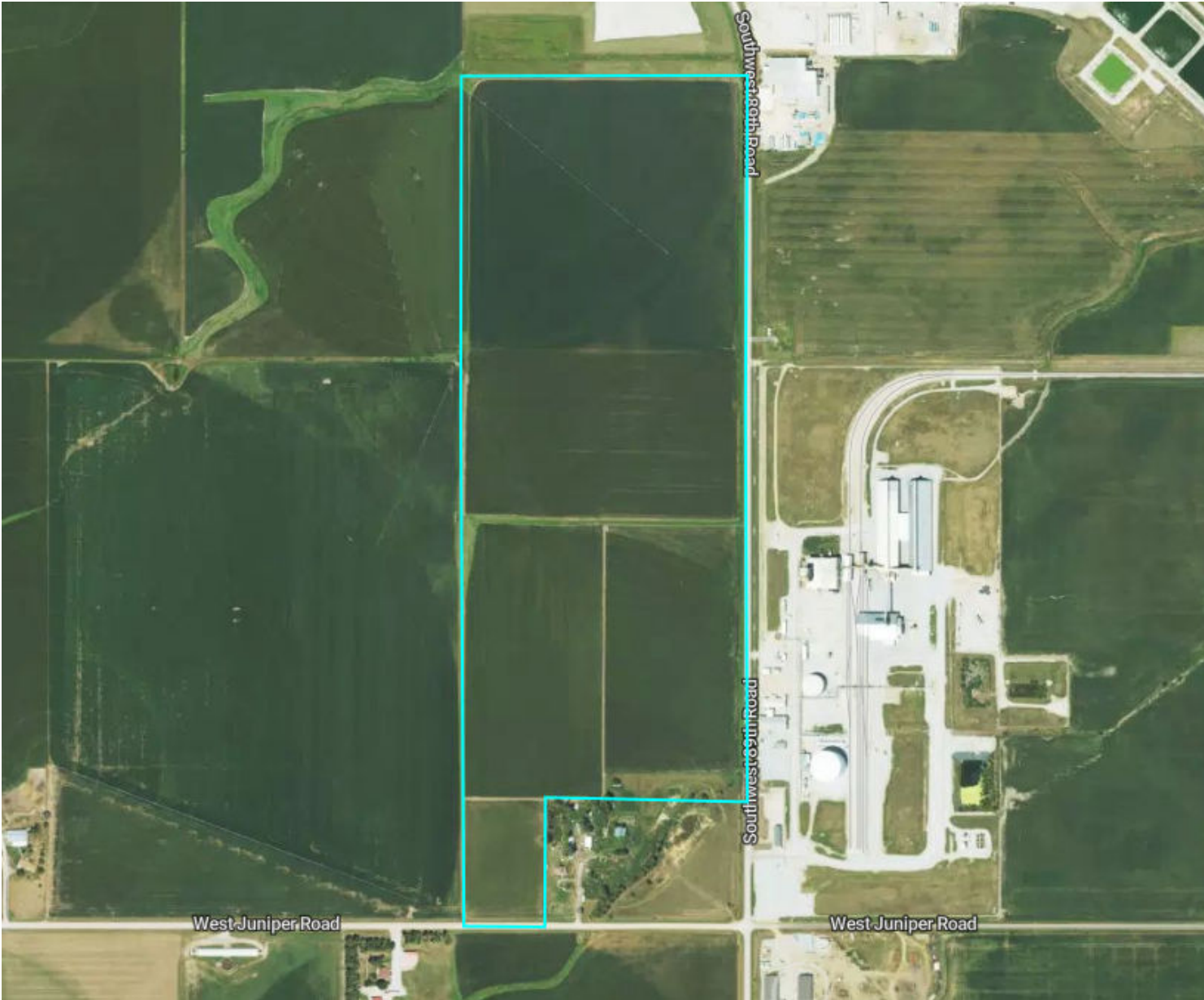
Gage County, NE Township: 004N	Locations 15 4N 5E	Courthouse Acres 77.94	Parcel # 000655000
Owner 1 DUANE G KOENIG	Owner 2 -	Owner Address 7810 COOPER AVE LINCOLN NE 685064724	Property Address 935 ASH RD, ADAMS, NE 683016021
Total Assessed Value \$503,290	Assessed Land Value \$503,290	Assessed Improvement -	Assessed Land Year 2025
County Use Description AGRICULTURAL		Legal Description SEC 15-4-5 W 1/2 NE EX TR 300' SQ IN NW COR NW 77.94 AC	

Property Overview - Parcel



Gage County, NE

108.95 Acres, Boundary 2 of 2

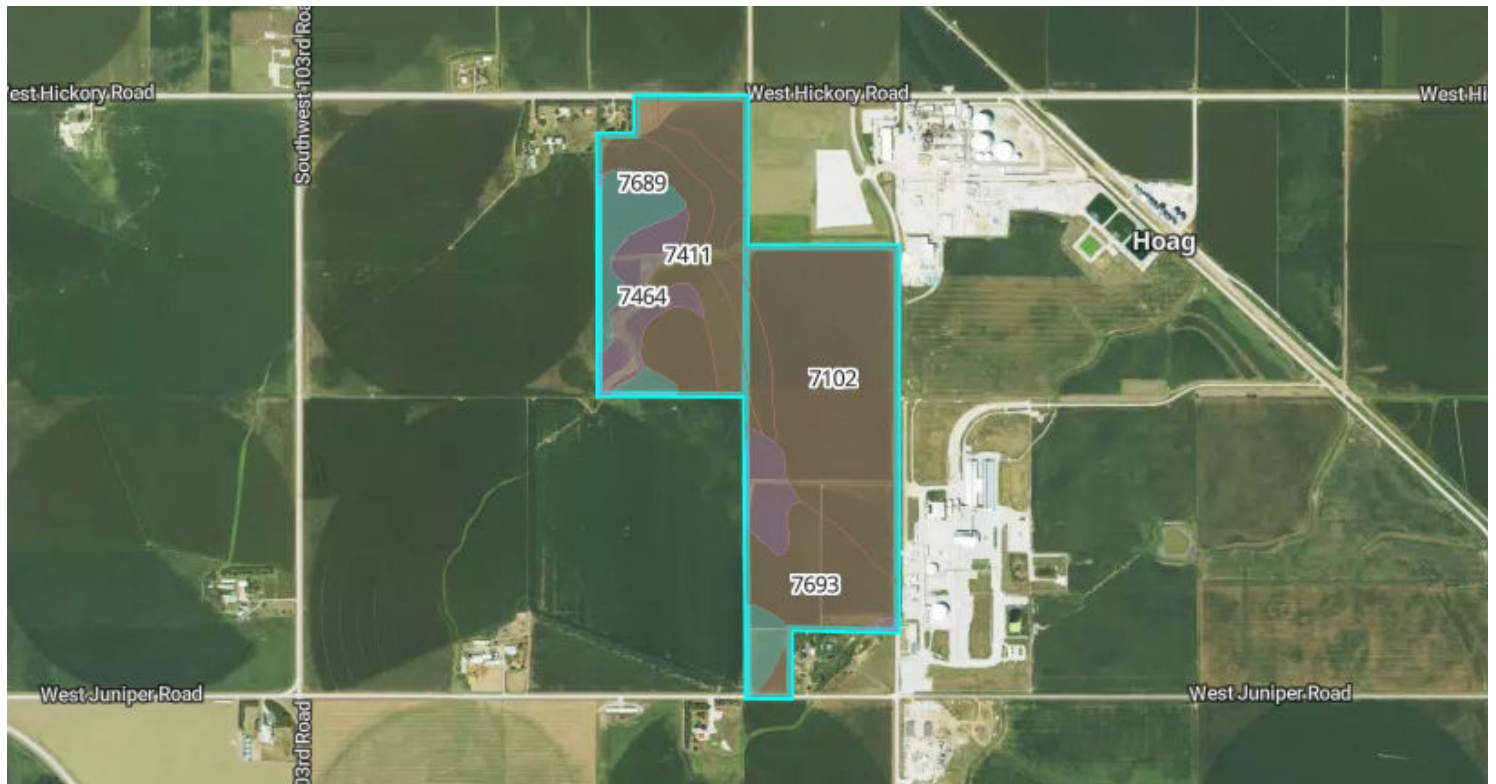


Gage County, NE Township: 004N	Locations 15 4N 5E	Courthouse Acres 107.44	Parcel # 000654000
Owner 1 DUANE G KOENIG	Owner 2 -	Owner Address 7810 COOPER AVE LINCOLN NE 685064724	Property Address -
Total Assessed Value \$758,335	Assessed Land Value \$758,335	Assessed Improvement -	Assessed Land Year 2025
County Use Description AGRICULTURAL	Legal Description SEC 15-4-5 SE NE & E 1/2 SE EX 12.56 A 107.44 AC		

Soils

Gage County, NE

185.4 Acres, 2 Boundaries



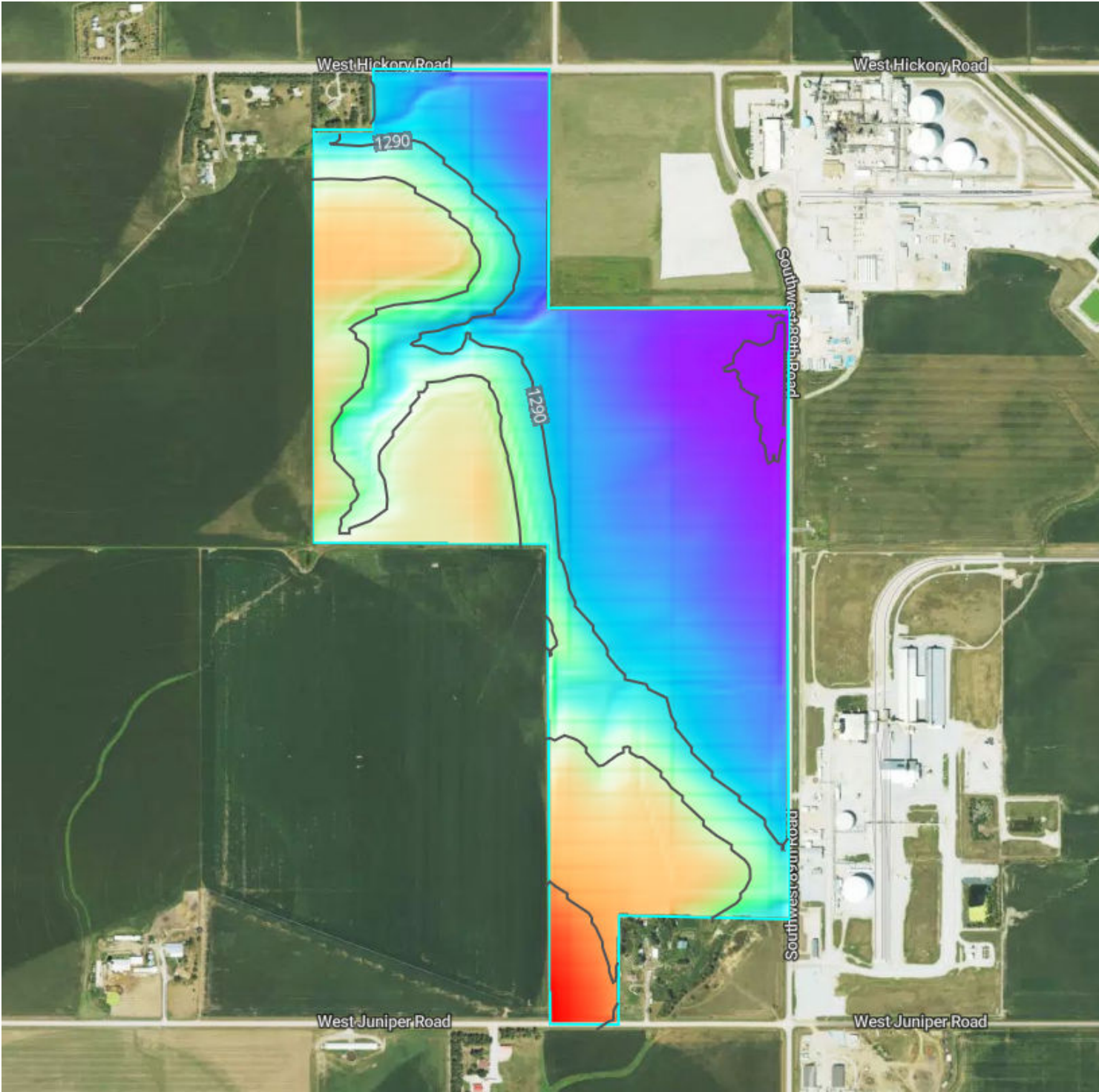
62.2/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7102	Wymore silty clay loam, terrace, 0 to 2 percent slopes	40.4%	74.8	2s	2s	65.3
●	7693	Wymore silty clay loam, 2 to 6 percent slopes	27.5%	50.9	3e	3e	63.9
●	7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	12.5%	23.2	4e	--	54.2
●	7411	Cortland-Malmo complex, 6 to 11 percent slopes, eroded	10.1%	18.6	4e	4e	51.1
●	7689	Wymore silty clay loam, 0 to 2 percent slopes	9.6%	17.8	2s	2s	66.5

Elevation

Gage County, NE

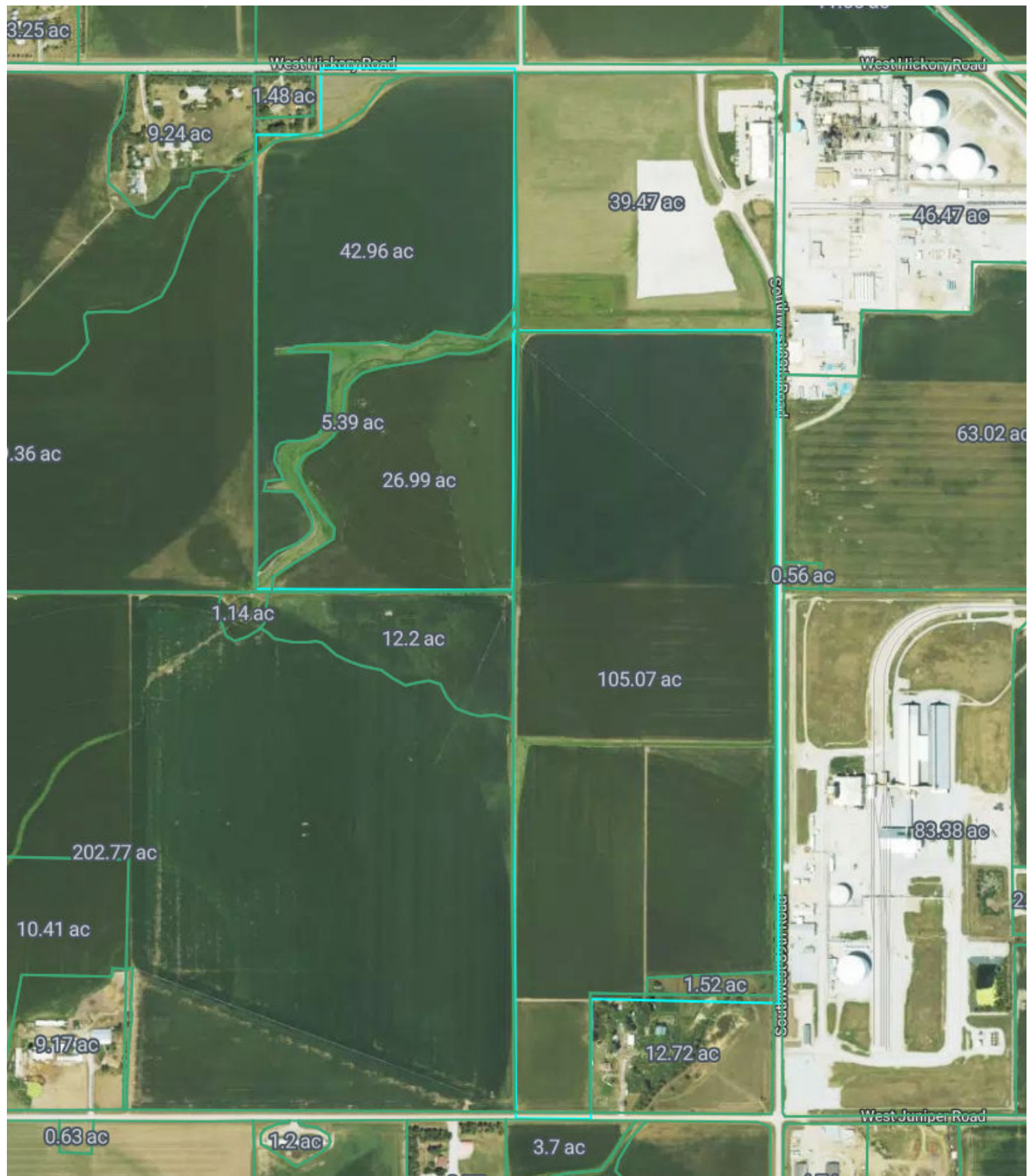
185.4 Acres, 2 Boundaries



Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 36.7 feet	Min: 1279.2 feet	Max: 1315.9 feet
		Slope: 1.8%	Min: 0%	Max: 9.6%

Gage County, NE

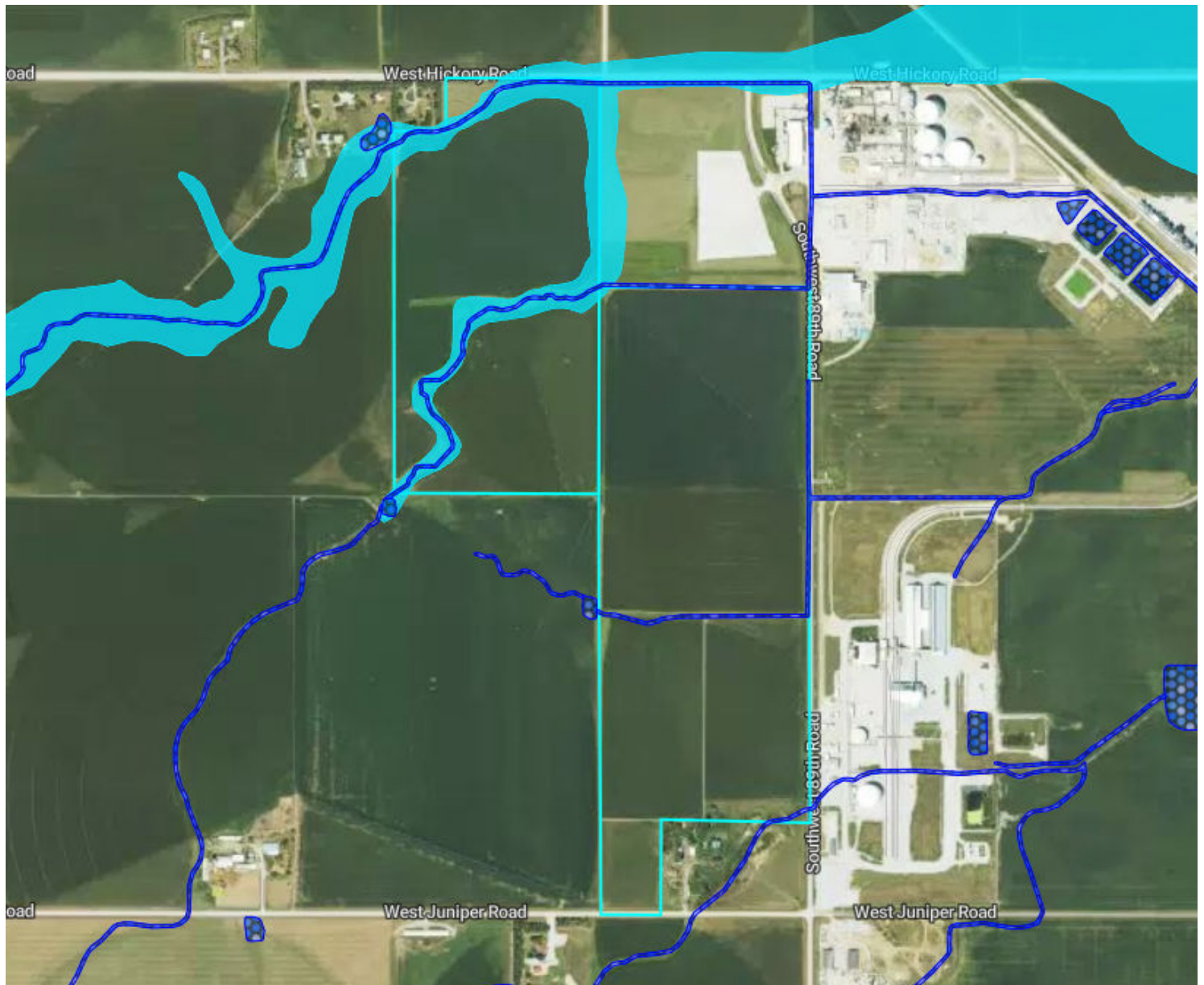
185.4 Acres, 2 Boundaries



Flood (FEMA Report)

Gage County, NE

185.4 Acres, 2 Boundaries



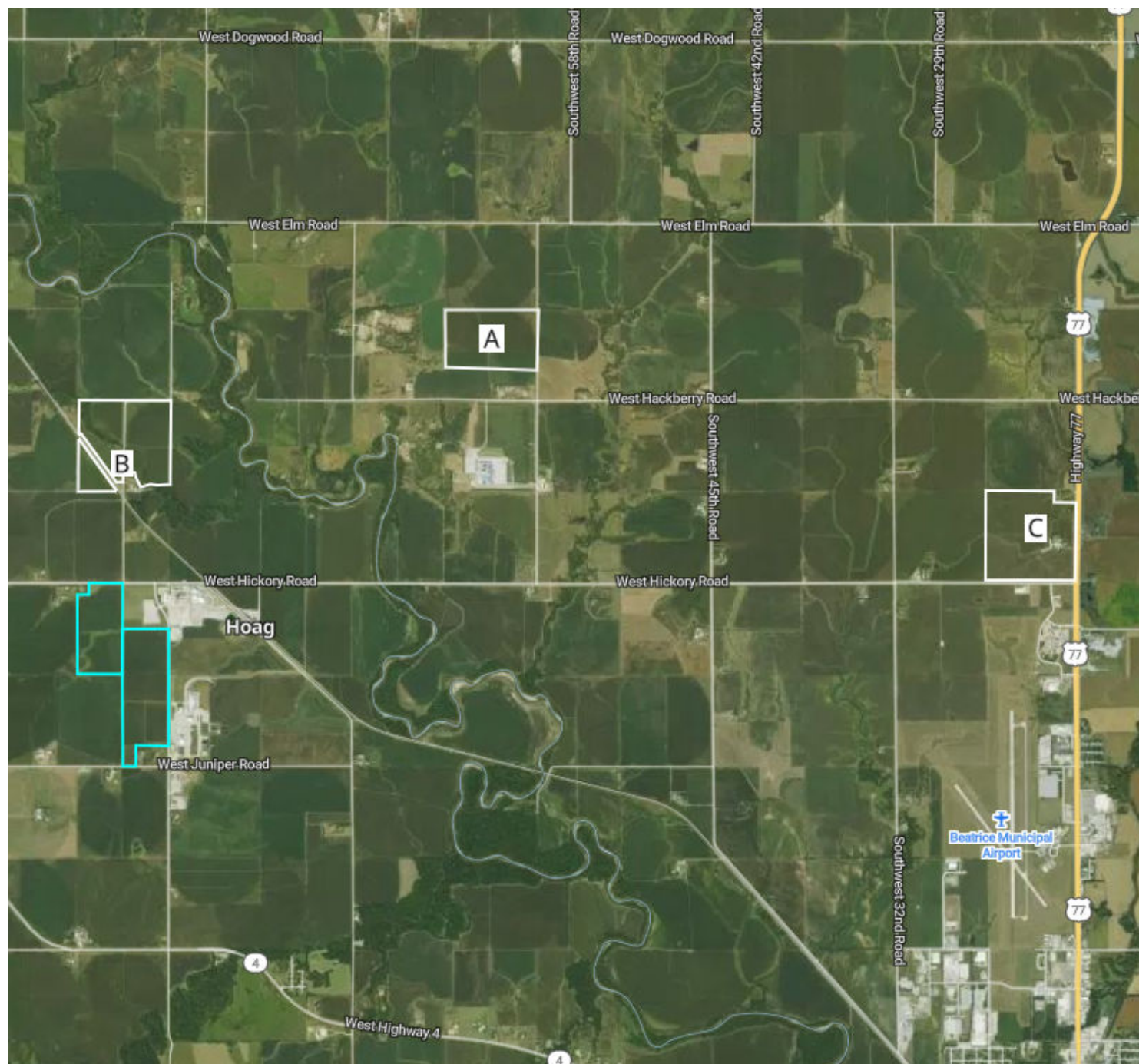
Flood Zone Hazard

-  500-year flood plain (.2% annual chance)
-  100-year flood plain (1% annual chance)
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

Comparable Sales

Comparable Sales Summary

Average \$/Acre:	Median \$/Acre:	Min \$/Acre:	Max \$/Acre:
\$11,488	\$11,588	\$10,495	\$12,382
Average \$/NCCPI:			
\$165			



Comparable Sales



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Gage	09-12-25	\$1,049,500	100.00	\$10,495	64.8	\$162
B	Gage	07-06-26	\$1,786,916	144.32	\$12,382	80.9	\$153
C	Gage	11-26-25	\$1,699,271	146.64	\$11,588	63.9	\$181