LAND FOR SALE

78.8 +/- ACRES FILLMORE COUNTY NEBRASKA

LEGAL DESCRIPTION: East One-Half of Southeast Quarter (E1/2 SE1/4) Section Seventeen (17), Township Seven North (7N), Range Four (4) All West of 6th P.M., Fillmore, County, Nebraska, subject to easements and restrictions of record, consisting of 78.8 acres more or less. Parcel ID# 300030968

FARM DESCRIPTION: 78.8 acres more or less: 64.77 acres irrigated, 11.04 acres dryland, and 2.99 acres of roads.

IRRIGATION EQUIPMENT: Farm is irrigated by the irrigation well and center pivot located on the adjoining farm to the west. The irrigation well located on the subject farm is not being currently used and is in "AS IS -WHERE IS" " basis with no warranties or guarantees, either expressed or implied, by the Seller or Bruning Real Estate Agency, LLC.

SOILS: The soil types on this farm are exceptional good and a top production unit. According to the county assessor records, 33.63 of the tillable acres are classified as Class I soils, 25.66 of the tillable acres are classified as Class II soils, 5.48 of the tillable acres are Class III soils. The remaining 2.99 acres are roads.

IRRIGATION DATA: Well data when drilled includes:

Registration#	Well ID	Drilled	GPM	Static Level	Pumping Level	Pump Column	Pump Depth	Well Depth
G-020151	26352	3-12-1959	660	67 ft.	75 ft.	7-inch	NA	219 ft.

REAL ESTATE TAX INFORMATION: Seller shall pay 2026 and all prior years' real estate taxes. 2027 and subsequent years taxes shall be the responsibility of the Buyer.
2025's = $3,056.70

2027 FARM SERVICE AGENCY DATA: Crop Election Choice = ARC County - Corn, Soybean,

Farm Number	Cropland Acres	Effective DCP Cropland	Corn Base Acres	Soybean Base Acres	Corn PLC Yield	Soybean PLC Yield
1992	75.47	75.47	56.49	18.96	146	56

Seller shall receive their share of any 2026 or prior FSA payments.

MINERALS: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s). Mineral interests are conveyed without any warranty, guarantees, and/or representation from the Seller or Agent.

APPROVAL OF BIDS: All offers will be presented to sellers for approval or rejection.

CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record. See possession terms below. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS

IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Bruning Real Estate Agency, LLC.

POSSESSION: Full possession of the property shall be delivered to Buyer on March 1, 2027.

EARNEST MONEY: A 10% earnest money payment is required on the day of signing a real estate contract. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Cottonwood Title, LLC in Geneva, NE.

SALES CONTRACT AND TITLE: Immediately upon acceptance of the Buyer's offer, the buyer(s) will enter a real estate contract and deposit with Cottonwood Title , LLC the required earnest payment. Seller or Seller's Agent shall order an owner's policy of title insurance in the amount of the sale price from a title company of their choice. The cost of title insurance and escrow closing services will be shared equally by the Seller and Buyer(s). Sales are not contingent upon Buyer(s) financing.

CLOSING: The sale closing will be held within 30-45 days after signing of purchase agreement. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Cottonwood Title, LLC.

ADDITIONAL INFORMATION: A Property Information Packet showing FSA information, aerial photo, tax data, soil types & other pertinent information is available upon request by contacting Craig Pope at 402-768-3342 or Fred Bruning at 402-353-2555. You may also find the information at **www.bruningbank.com/services/realestate**.

AGENCY: Bruning Real Estate Agency, LLC and its agents represent the Sellers. Acreage calculations and data in this brochure have been obtained from sources believed to be reliable although the Seller or the Seller's agents cannot guarantee its accuracy. We urge prospective buyers to inspect and rely on their own conclusions. These are good farms in a highly productive area with a good groundwater supply for irrigation.

Seller – FILLMORE COUNTY HOSPITAL OF GENEVA, NEBRASAKA

Due to the possibility of incorrect information and typographical errors, the real estate broker, owner, printer, and web designer will not be held responsible for any errors that might appear in this advertisement. However, every effort has been made to describe the sale items accurately.

BRUNING REAL ESTATE AGENCY, LLC

www.bruningbank.com/services/realestate

Craig A. Pope, Real Estate Broker • 402-768-3342

Fred D. Bruning, Agent • 402-353-2555

Search

Area of Interest

Open All Close All

AOI Properties

Clear AOI

AOI Information

Name: Fillmore County Hospital E2 SE4 17-7

Map Unit Symbols: (•) Use Soil Survey Area Map Unit Symbols ( ) Use National Map Unit Symbols

Area (acres): 78.7

Soil Data Available from Web Soil Survey

Fillmore County, Nebraska (NE059)

Data Availability: Tabular and Spatial, complete

Tabular Data: Version 24, Sep 9, 2026

Spatial Data: Version 9, Sep 3, 2025

Clear AOI

Import AOI

Export AOI

Quick Navigation

Address

State and County

Soil Survey Area

Latitude and Longitude or Current Location

PLSS (Section, Township, Range)

View

State: Nebraska

Principal Meridian: Sixth Principal Meridian

View Meridian Map

Section: 17

Township: 7 N

Range: 4 W

Duplicate Township:

Show **PLSS Township and**

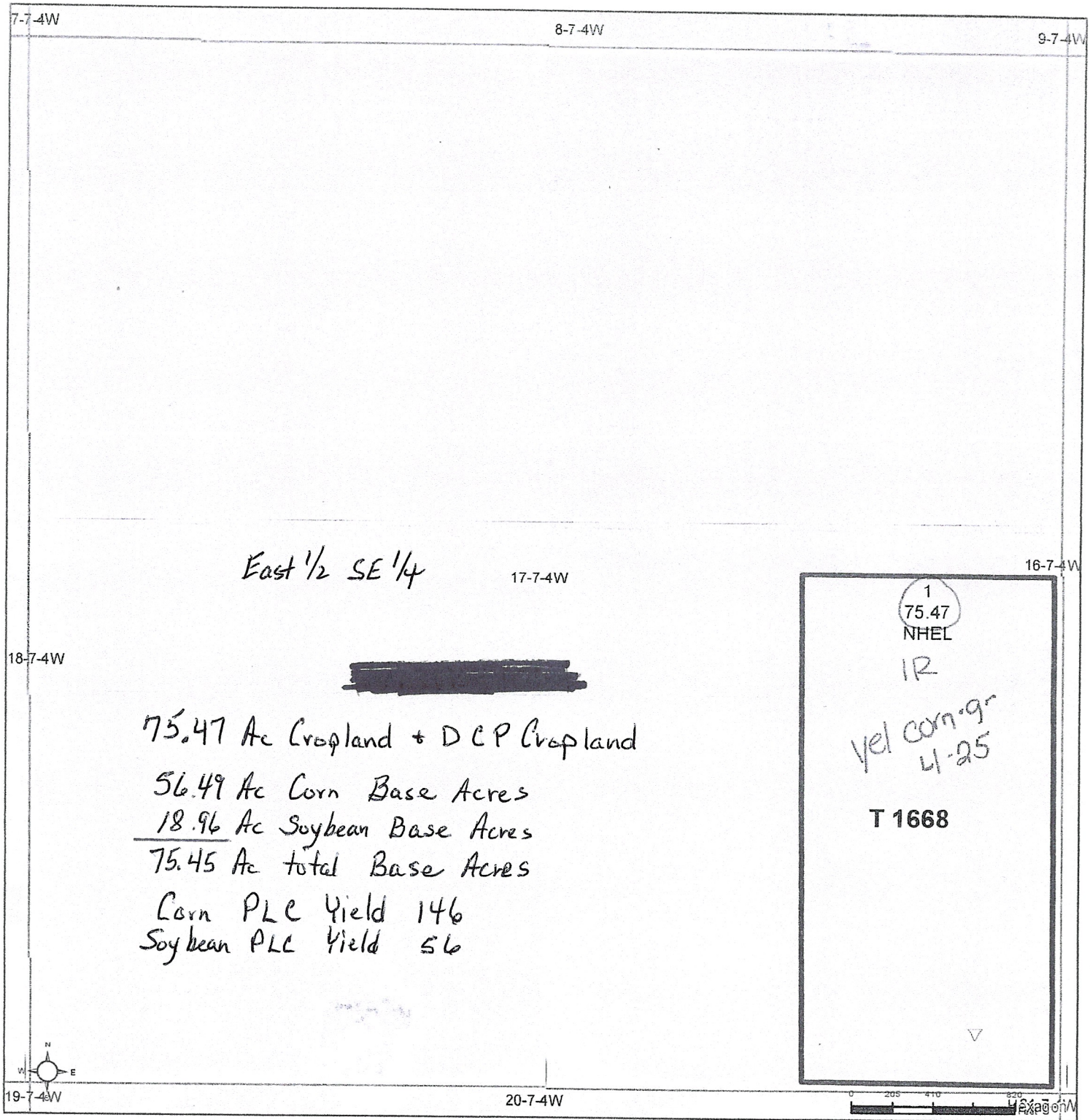
Area of Interest Interactive Map

View Extent: Contiguous U.S. Scale: 1:24,000 ± 1 %



USDA United States Department of Agriculture

Fillmore County, Nebraska



Common Land Unit ☐ PLSS

Cropland

Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

2025 NAIP EAWS Production Imagery

Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

2026 Program Year

Map Created February 27, 2026

Farm **1992**

17-7-4W

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FILLMORE COUNTY

2018 Real Estate Breakdown Report

Parcel ID 300030968	**Legal**	**Card File** 000-000-00-6304-00000
Owner	ESE	**Situs**
FILLMORE COUNTY	S-T-R: 17-07-04 Acres: 78.800	
%FILLMORE COUNTY HOSPITAL		
1900 F ST		
PO BOX 193		
GENEVA, NE 68361-0193		

County Area	1	AREA ONE	**Class Code**	02-05-05-03-00-09	**Value**	**Previous**	**Current**
Neighborhood	0	N/A	**State GEO**	3755-00-0-00000-000-0000	**Home**	0	0
Location / Group	0	NA	**Cadastral**	--	**Improvement**	0	0
District	81	SUTTON SCH GRAF FIRE	**Book / Page**	M48 / 73	**Land / Lot**	504,640	482,995
School	18-0002	0 0	**Sale Date**	12/24/2003	**Total**	504,640	482,995
Irrigation	20	Pivot / Well	**Sale Amount**	0			

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
3820	IRRG	2A1	BUTLER	2A1	N		6.700	6,800	45,560	0			
3824	IRRG	1A	CRETE	1A	N		8.780	6,900	60,580	0			
3825	IRRG	1A	CRETE	1A	N		24.850	6,900	171,465	0			
3831	IRRG	2A	CRETE	2A	N		18.960	6,700	127,030	0			
3951	IRRG	3A1	FILLMORE	3A1	N		5.480	6,400	35,070	0			
							64.770		**439,705**				
3825	DRY	1D	CRETE	1D	N		4.140	4,015	16,620	0			
3831	DRY	2D	CRETE	2D	N		6.900	3,865	26,670	0			
							11.040		**43,290**				
R	ROAD	R	ROAD	ROAD	N		**2.990**	0	**0**	0			
						Land Total	**78.800**		**482,995**				

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3820	Butler silt loam, 0 to 1 percent slopes	Prime farmland if drained	7.1	9.0%
3824	Crete silt loam, 0 to 1 percent slopes	All areas are prime farmland	9.6	12.2%
3825	Crete silt loam, 1 to 3 percent slopes	All areas are prime farmland	30.1	38.3%
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	All areas are prime farmland	26.0	33.0%
3952	Fillmore silt loam, frequently ponded	Not prime farmland	5.9	7.4%
Totals for Area of Interest			**78.7**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Soil Map—Fillmore County, Nebraska
(Fillmore County Hospital E2 SE4 17-7N-4W)



Map Scale: 1:4,730 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84