LAND FOR SALE

153.06 +/- ACRES THAYER COUNTY NEBRASKA
Selling Price $11,500/Acre

LEGAL DESCRIPTIONS:

The Northwest Quarter (NW ¼) Section Thirty (30), Township Four North (4N), Range Four (4), all West of the 6th P.M., Thayer, County, Nebraska, subject to easements and restrictions of record, and

The North Ten (10) acres of the Southwest Quarter (SW ¼) Section Thirty (30), Township Four North (4N), Range Four (4), all West of the 6th P.M., Thayer, County, Nebraska, subject to easements and restrictions of record, consisting of +/-153.06 acres.

FARM DESCRIPTION:

153.06 acres more or less: 141.08 acres irrigated, 4.0 acres dryland, 1.35 acres pivot road, 3.71 acres bin site & creek, and 2.92 acres of roads.

IMPROVEMENTS: Grain Storage: 1975 GIS 7,446-bushel steel grain bin

IRRIGATION EQUIPMENT: The gated irrigation pipe, center pivots, control panels, (2) steel pivot bridges, and (2) irrigation motors are owned by the tenant and are not included in the sale of the farm. All remaining irrigation equipment is owned by the seller and sells with the farm in "AS IS-WHERE IS CONDITION."

SOILS

The soil types on this farm are exceptionally good and a top production unit. According to the county assessor's records, 11.08 of the tillable acres are classified as Class I soils and 136.34 of the tillable acres are classified as Class II soils. The remaining 5.66 acres are creek, pivot road, bin site, and roads. According to Nebraska Resources Conservation Service, 11.6% (17.86 acres) of the soils are NOT Prime Farmland while 88.4% (135.2 acres) are Prime Farmland.

IRRIGATION DATA: Well data includes:

Location	Registration#	Well ID	Drilled	GPM	Static Level	Pumping Level	Pump Column	Well Depth	Pump Depth	Recent Well Work Done
NW4 SW4 30-4N-4W	G-048560	56025	7/30/1975	1,100	100 ft.	135 ft.	8-inch	197 ft.	NA	NA
NW4 NW4 30-4N-4W	G-138625	172430	12/21/2005	1,200	94 ft.	136 ft.	8-inch	200 ft.	240 ft.	NA

Little Blue Natural Resources District Certified Irrigated Acres for Groundwater Allocation Purposes:
G-048560 - 30.28 acres & G-138625 -112.15 acres = 142.43 total certified irrigated acres.

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
Tract 1:	$4,984.24

2026 FARM SERVICE AGENCY DATA: Crop Election Choice = ARC County - Corn, Soybean, Wheat

Farm Number	Effective Cropland Acres	DCP Cropland Acres	Grain Sorghum Base Acres	Soybean Base Acres	Corn Base Acres	Corn PLC Yield	Grain Sorghum PLC Yield	Soybean PLC Yield
1265	145.08	145.08	9.50	13.91	121.59	192	127	58

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 at closing subject to tenant's lease ending 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 Endicott, Timmer in Bruning, 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 Endacott Timmer 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 withing 40 days after purchase agreement has been signed by all parties.. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Endacott Timmer.

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. This is an exceptional farm in a highly productive area with a good groundwater supply for irrigation.

Sellers – Alan D and Linda L Doll and Steven D and Pamela Doll, Trustees of the S&PD Living Trust

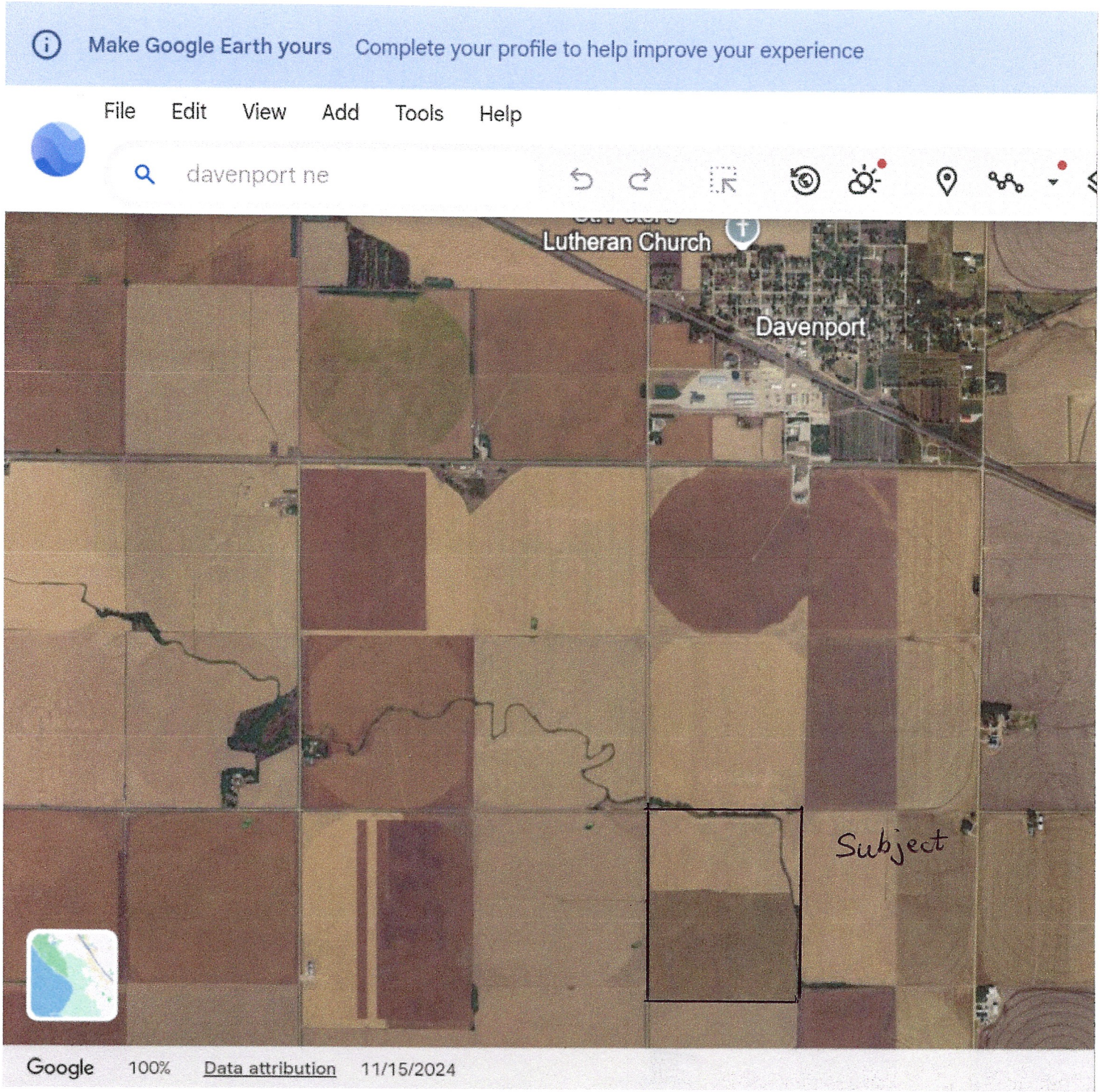
Due to the possibility of incorrect information and typographical errors, the real estate broker, owner, printer, and web designer will not be held responsible for any errors that might appear in this advertisement. However, every effort has been made to describe the sale items accurately.

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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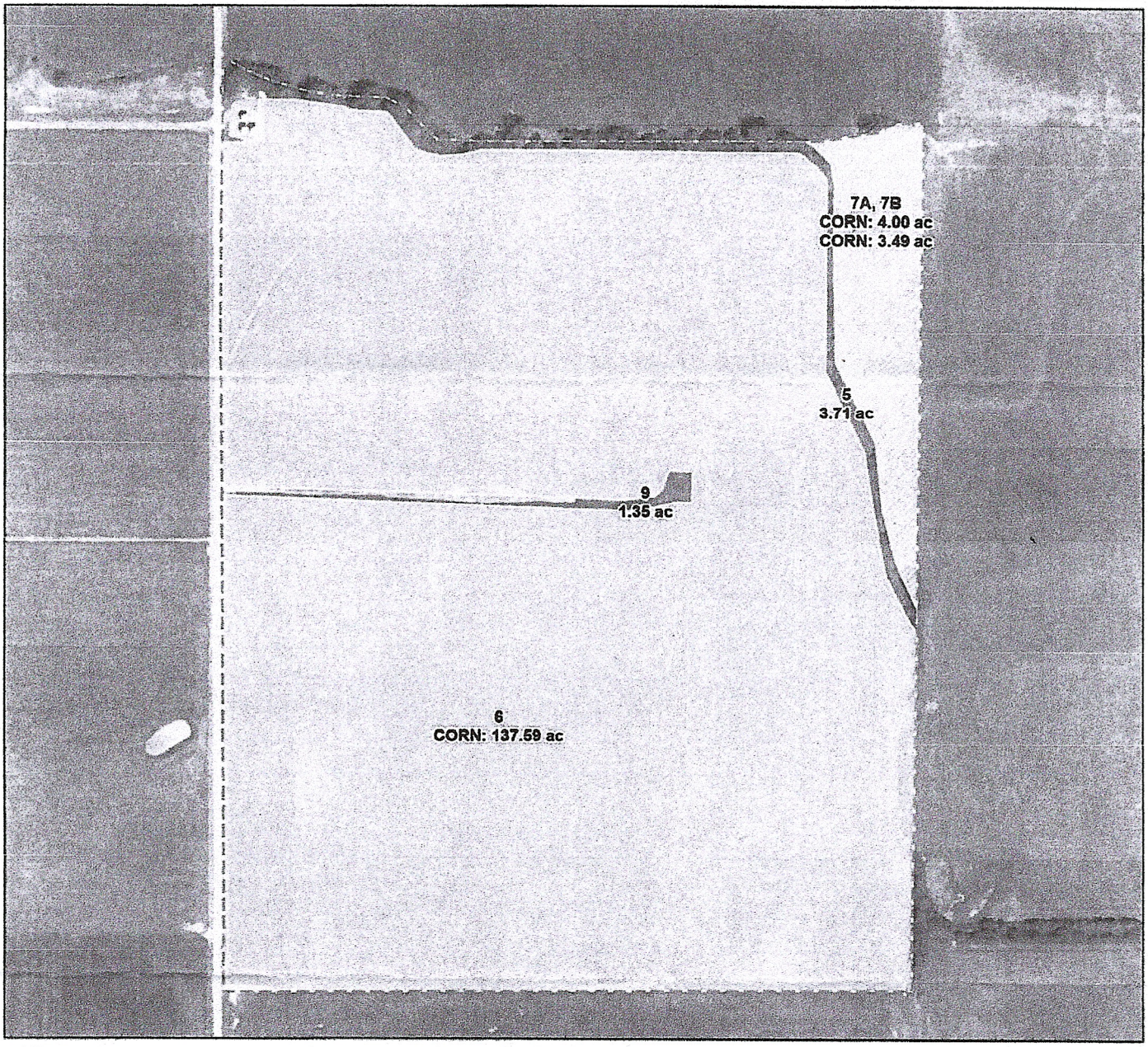
USDA

GEAR MAP | Farm 1265 | Tract 5277 | PY 2026

Thayer County, Nebraska



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Crop Legend

- CORN

2026 Program Year

Phy Cnty: Thayer

0 500 1000 Ft

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Map Created October 22, 2026

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Deed: **DOLL/ALAN D & LINDA L**
Contract:
CID#: **4145-30-2-00000-000-0001**
DBA:
MLS: **2939**

Map Area: **RURAL-MKT AREA 1**
Route: **000-000-000**
Tax Dist: **2001DC-9**
Plat Page:
Subdiv: **N/A**

Checks/Tags:
Lister/Date:
Review/Date:
Entry Status: **Inspected**

Legal: Section: 30; Twp: 4; Rng: 4; Block: ; Lot: ; Deeded Acres: 0.000
NW4 AND NORTH 10 ACRES IN SW4 30-4-4

Dist TIF Fund: **None**
School Base: **85-0047**
Affiliated Code: **85-2001**

Neighborhood: **1**
Greenbelt Acres: **NO**
Greenbelt Loss:

Status: **01 - Improved**
Use: **05 - Agricultural**
Zoning: **05 - Agricultural**

Location: **03 - Rural**
City Size: **00 - N/A**
Lot Size: **09 - 40.01 acres - 160 acres**

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land
Ag Land							153.060			
Grand Total						6,667,293.60	153.060			

Street	Utilities	Zoning	Land Use
Ag Land	None	None	Not Applicable	Not Applicable

Sales

Date	$ Amount	NUTC	Recording
08/17/2023	$0	D23	99 92-93
03/29/2023	$0	D0	98 682
06/13/2017	$0	D05	94 256

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

Type	Override
Land	$1,228,665
Dwlg	$0
Impr	$2,595
Exempt	$0
Total	$1,231,260

	Count	Ag Building Description	Units	Year
	1	GSI Grain Bin		
P:1		904-Bin - Stl. Grain Storage 24' x 19'	7,446 Bu	1975

Prior Year	Comment	Value Type	Location	Class	Land	Dwlg	Impr		Total Value
2026	2026 CTL 11-2026	BofE	Rural	Ag	$1,228,665	$0	$2,595		$1,231,260
2026	VALUATION NOTICES	BofE	Rural	Ag	$1,228,665	$0	$2,595		$1,231,260
2026	ABSTRACT	BofE	Rural	Ag	$1,228,665	$0	$2,595		$1,231,260
2025	CTL	BofE	Rural	Ag	$1,106,478	$0	$2,595		$1,109,073
2025	VALUATION NOTICES	BofE	Rural	Ag	$1,106,478	$0	$2,595		$1,109,073
2025	ABSTRACT	BofE	Rural	Ag	$1,106,478	$0	$2,595		$1,109,073
2024	2024 CTL	BofE	Rural	Ag	$1,065,758	$0	$2,595		$1,068,353
2023	2023 CTL 11-2023	BofE	Rural	Ag	$899,373	$0	$2,595		$901,968
2022	VAI Import-2022 Value Import from Final Cor	BofE	Rural	Ag	$834,896	$0	$2,595		$837,491
2021	VAI Import	BofE	Rural	Ag	$834,896	$0	$2,595		$837,491
2020	VAI Import	BofE	Rural	Ag	$835,217	$0	$2,158		$837,375
2019	VAI Import	BofE	Rural	Ag	$902,476	$0	$2,134		$904,610
2018	VAI Import	BofE	Rural	Ag	$968,098	$0	$2,134		$970,232
2017	VAI Import	BofE	Rural	Ag	$1,014,465	$0	$2,134		$1,016,599
2016	VAI Import	BofE	Rural	Ag	$1,036,073	$0	$2,015		$1,038,088
2015	VAI Import	BofE	Rural	Ag	$916,378	$0	$1,836		$918,214
2014	VAI Import	BofE	Rural	Ag	$816,442	$0	$1,836		$818,278
2013	VAI Import	BofE	Rural	Ag	$553,923	$0	$1,835		$555,758
2012	VAI Import	BofE	Rural	Ag	$460,789	$0	$1,985		$462,774

2011	VAI Import	BofE	Rural	Ag	$444,038	$0	$1,985		$446,023
2010	VAI Import	BofE	Rural	Ag	$370,358	$0	$1,985		$372,343
2009	VAI Import	BofE	Rural	Ag	$150,849	$0	$1,850		$152,699
2008	VAI Import	BofE	Rural	Ag	$142,450	$0	$1,850		$144,300
2007	VAI Import	BofE	Rural	Ag	$122,069	$0	$1,850		$123,919
2006	VAI Import	BofE	Rural	Ag	$110,866	$0	$1,850		$112,716
2005	VAI Import	BofE	Rural	Ag	$96,385	$0	$1,850		$98,235
2004	VAI Import	BofE	Rural	Ag	$92,388	$0	$1,850		$94,238
2003	VAI Import	BofE	Rural	Ag	$0	$0	$0		$87,715
2002	VAI Import	BofE	Rural	Ag	$0	$0	$0		$81,975
2001	VAI Import	BofE	Rural	Ag	$0	$0	$0		$78,655



Photo 1 of 1 06/30/2020

Ag Land Summary Information

Land Basis	SF	Acres	Exempt Acres	Taxable Acres	Gross Avg CSR	Avg Net CSR Taxable	Avg CSR Exempt	CSR Points	Net CSR Points
AgLand #1	6,667,293.60	153.06	0.00	153.06	8,027.338	8,027.338	0.000	1,228,664.300	1,228,665.000
Total	6,667,293.60	153.06	0.00	153.06				1,228,664.300	1,228,665.000
							Avg CSR per Acre	8027.338	8027.342

Ag Land Detail Information

Land Basis B = Basis, AL = Ag Lot	Acres	Adj Acres	LVG Soil Type	Description	Tbl Rate	% Adj Factor	CSR Type	Net CSR Pts - Units	Exempt	Rate per Pt. - Unit	Total Lot w/o Adj	Topo	Econ	Other	Nbhd $Adj	Total Lot with Adj	Total (Rounded)
AL1, S1	0.170		801 801	BUILD, Site	5500.000		C	935.000									
AL1, S2	0.460		2D1 3824	3824, Dry	5500.000		C	2530.000									
AL1, S3	2.550		1D 3866	3866, Dry	5850.000		C	14917.500									
AL1, S4	0.010		2D 3870	3870, Dry	5275.000		C	52.750									
AL1, S5	2.560		1G1 3561	3561, Grass	1895.000		C	4851.200									
AL1, S6	0.130		2G1 3824	3824, Grass	1895.000		C	246.350									
AL1, S7	2.160		1500 1500	1500, Road	0.000		C	0.000									
AL1, S8	42.190		2A1 3561	3561, Irrigated	8475.000		C	357560.250									
AL1, S9	4.730		2A1 3820	3820, Irrigated	8475.000		C	40086.750									
AL1, S10	50.990		2A1 3824	3824, Irrigated	8475.000		C	432140.250									
AL1, S11	8.530		1A 3866	3866, Irrigated	8760.000		C	74722.800									
AL1, S12	19.180		2A 3870	3870, Irrigated	8210.000		C	157467.800									
AL1, S13	16.290		3A1 3969	3969, Irrigated	7875.000		C	128283.750									
AL1, S14	2.490		2D1 3561	3561, Dry	5500.000		C	13695.000									
AL1, S15	0.550		1G1 3866	3866, Grass	1895.000		C	1042.250									
AL1, S16	0.070		2G1 3870	3870, Grass	1895.000		C	132.650									
Sub Total	153.060							1,228,664.300 1,228,665.000									
Total	**153.060**							**1,228,665.000**									

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3561	Hobbs silt loam, occasionally flooded	All areas are prime farmland	46.6	30.5%
3820	Butler silt loam, 0 to 1 percent slopes	Prime farmland if drained	4.7	3.1%
3824	Crete silt loam, 0 to 1 percent slopes	All areas are prime farmland	54.1	35.4%
3866	Hastings silt loam, 1 to 3 percent slopes	All areas are prime farmland	11.5	7.5%
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	All areas are prime farmland	19.7	12.9%
3969	Hastings soils, eroded	Not prime farmland	16.1	10.6%
Totals for Area of Interest			**152.9**	**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

Farmland Classification—Thayer County, Nebraska
(NW4 and the N 10 acres of SW4 30 -4N-4W)



Map Scale: 1:5,610 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3561	Hobbs silt loam, occasionally flooded	46.6	30.5%
3820	Butler silt loam, 0 to 1 percent slopes	4.7	3.1%
3824	Crete silt loam, 0 to 1 percent slopes	54.1	35.4%
3866	Hastings silt loam, 1 to 3 percent slopes	11.5	7.5%
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	19.7	12.9%
3969	Hastings soils, eroded	16.1	10.6%
Totals for Area of Interest		**152.9**	**100.0%**

Soil Map—Thayer County, Nebraska
(NW4 and the N 10 acres of SW4 30 -4N-4W)



Map Scale: 1:5,610 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

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