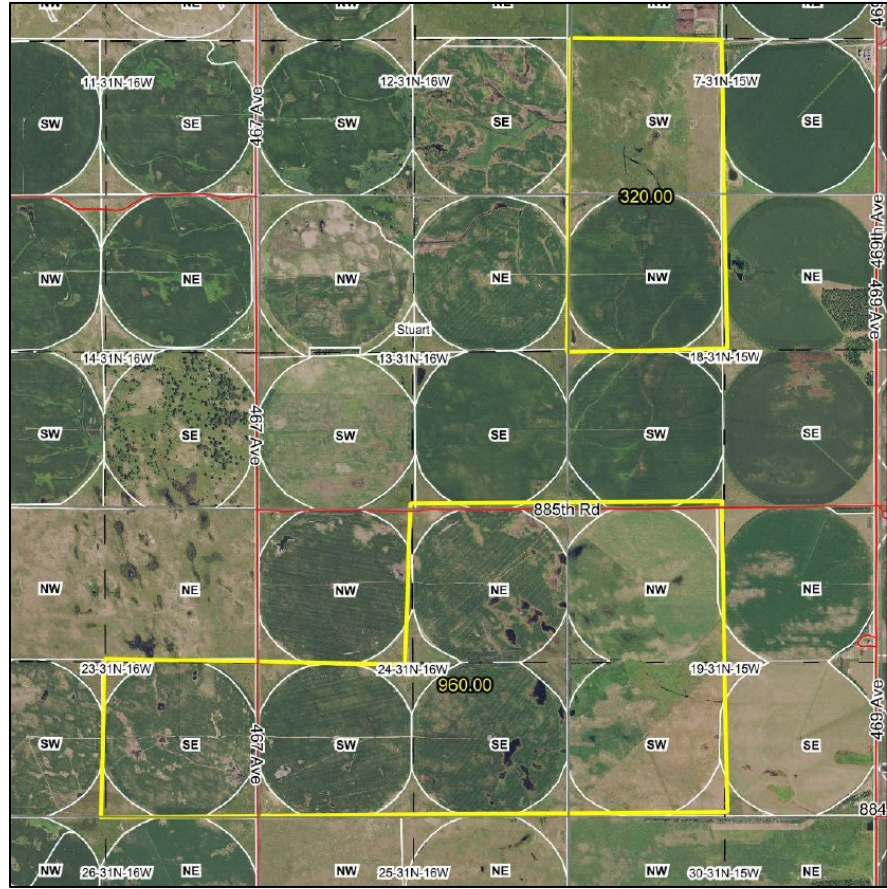




GLADSTONE LAND

Holt County	
Location	Stuart, NE Holt County
Land Description	6 contiguous circles and 2 separate circles which all lay generally flat with slopes ranging from 0 - 10%
Address	88249 467 th Ave. Stuart, Holt County, NE
Parcel Numbers	450013054, 450013058, 450013096, 450013103, 450013104, 450013105
Gross Acres	1,280
Farmable Acres	1,043
Previously & Currently Grown Crops	<ul style="list-style-type: none"> • Wheat • Potatoes • Small Grains • Barley • Corn
Real Estate Taxes (As of 2023)	\$38,137 per year
Lease Summary	<ul style="list-style-type: none"> • Three-year lease term • Minimum rent - \$185 per farmable acre • Landlord responsible for real property taxes • Tenant responsible for all maintenance & repairs on all equipment on the property • Tenant responsible for all water expenses
Water Sources & Pivots	8 pivots & 8 wells: <ul style="list-style-type: none"> • Eight 2013 Valley center pivots with electric motors & natural gas lines • Eight turbine irrigation wells

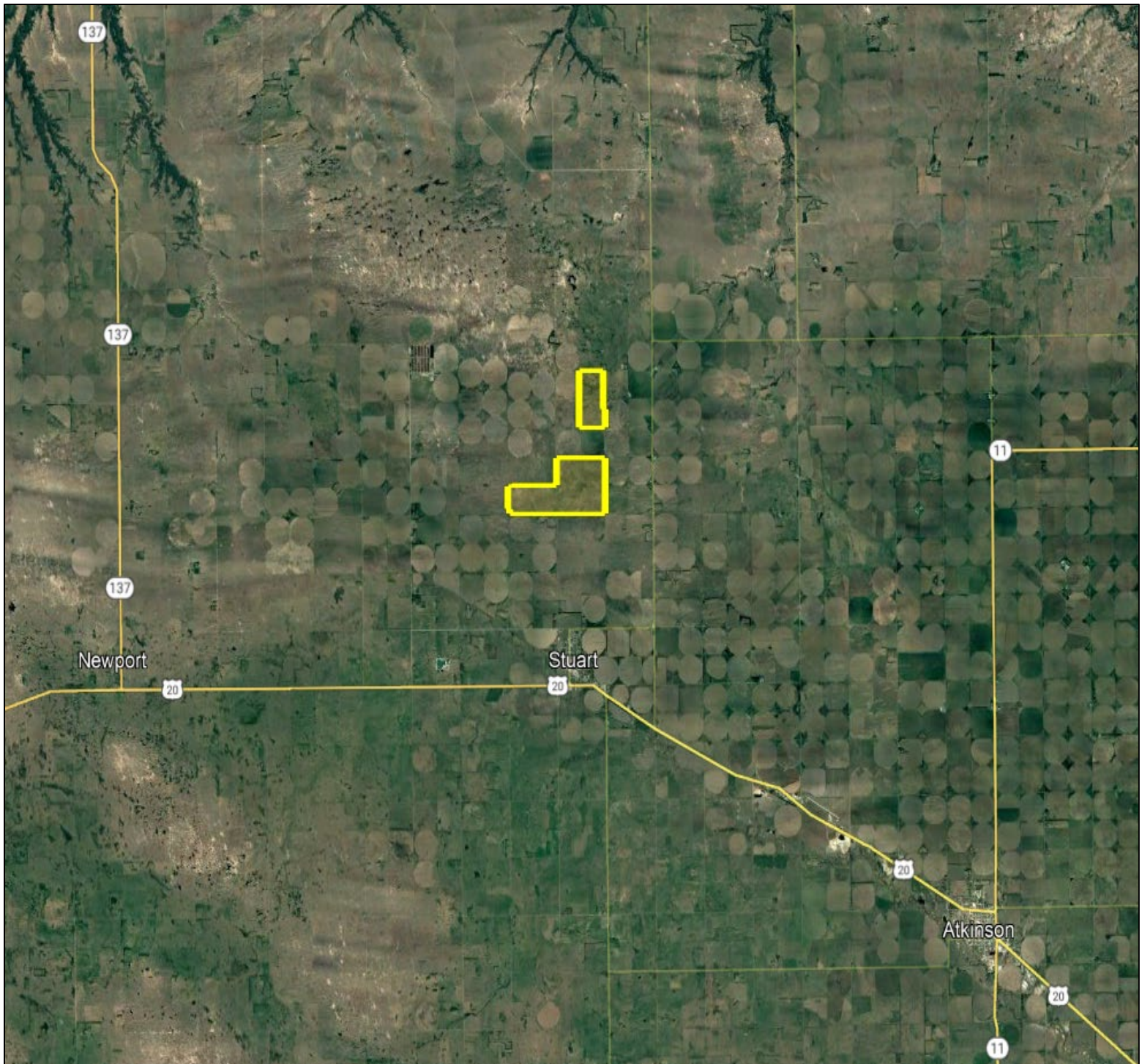


SUPPLEMENTAL INFORMATION ATTACHED

1. Property Market Area Overview
2. Well Improvements Summary
3. Acreage & Planting Breakout Summary

MARKET AREA OVERVIEW

Holt County is located in the northeastern/ north central portion of Nebraska. It is neighbored by Rock County to the west and Garfield and Wheeler Counties to the southwest and southeast respectively. There are about 1,393,478 acres of land in farms, and the average size of each is 1,220 acres. The total market value of products sold was \$453,539,000 in 2020. The top three crops in the county are hay, corn for grain, and oilseeds. 44% of the county's land is devoted to cropland, and 53% is devoted to pastureland. As with Rock County to the west, cattle production has remained the primary agricultural economic driver in Holt County over the past 10-12 years, but productive agricultural land will stay in production for the foreseeable future as there is little-to-no development pressure in Holt County.



WELL IMPROVEMENTS SUMMARY

Well ID	Flow (GPM)	Well Depth	Static Level	Pumping Level	Acres Irrigated	Year Drilled
69025	900	104 ft.	4 ft.	19 ft.	139.00	1977
45369	900	78 ft.	7 ft.	38 ft.	132.65	1973
41296	900	78 ft.	8 ft.	19 ft.	133.41	1971
180322	800	104 ft.	11 ft.	18.5 ft.	125.02	1982
69850	800	104 ft.	16 ft.	22 ft.	128.00	1979
69849	800	91 ft.	8 ft.	17 ft.	128.00	1979
69851	800	104 ft.	11 ft.	20 ft.	128.00	1979
69852	800	104 ft.	10 ft.	19 ft.	128.00	1979

ACREAGE & PLANTING BREAKOUT SUMMARY

APN	Gross Acres	Net Farmable	Current Crops
450013103	160.00	130.38	Barley, Wheat, Corn
450013104	320.00	260.75	Barley, Wheat, Corn
450013105	160.00	130.38	Barley, Wheat, Corn
450013054	160.00	130.38	Barley, Wheat, Corn
450013058	160.00	130.38	Barley, Wheat, Corn
450013096	320.00	260.75	Barley, Wheat, Corn