



# GLADSTONE LAND

<b>Rock County</b>	
<b>Location</b>	Bassett, NE Rock County
<b>Land Description</b>	8 contiguous circles which lay generally flat with slopes ranging from 0 - 9%
<b>Address</b>	VL 885 <sup>th</sup> Rd. Bassett, Rock County, NE
<b>Parcel Numbers</b>	750002089 & 75002066
<b>Gross Acres</b>	1,283
<b>Farmable Acres</b>	1,043
<b>Previously &amp; Currently Grown Crops</b>	<ul style="list-style-type: none"> <li>• Wheat</li> <li>• Potatoes</li> <li>• Small Grains</li> <li>• Barley</li> <li>• Corn</li> </ul>
<b>Real Estate Taxes (As of 2023)</b>	\$27,019 per year
<b>Lease Summary</b>	<ul style="list-style-type: none"> <li>• One-year lease term</li> <li>• Tenant &amp; Landlord share operating expenses on the property</li> <li>• Landlord responsible for property taxes</li> <li>• Tenant responsible for all maintenance &amp; repairs on all equipment on the property</li> </ul>
<b>Water Sources &amp; Pivots</b>	8 pivots & 14 wells: <ul style="list-style-type: none"> <li>• Eight 2005 Valley center pivots with electric motors</li> <li>• Eight turbine irrigation wells and six submersible wells</li> </ul>

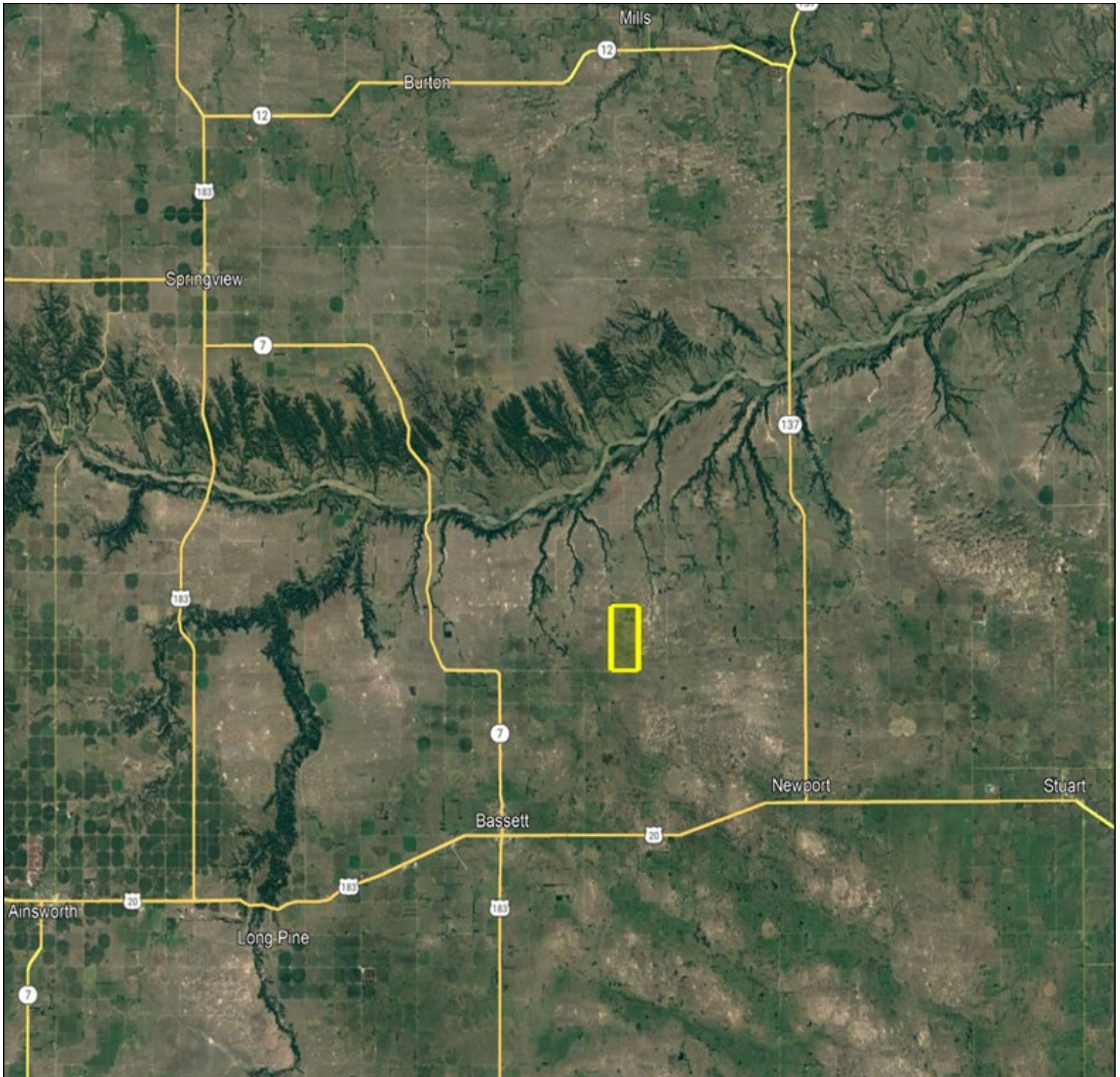


## SUPPLEMENTAL INFORMATION ATTACHED

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

## MARKET AREA OVERVIEW

Rock County is located in the north central part of Nebraska. It shares an eastern border with Holt County and the northern border runs along the Niobrara River. There are about 583,993 acres of land in farms, and the average size of each is 2,655 acres. The total market value of products sold is on average \$491,365 per farm. The top three crops in the county are hay, corn for grain, and soybeans for beans. 21% of the county's land is devoted to cropland, and 77% is devoted to pastureland. Cattle production has remained the primary agricultural economic driver in Rock County over the past 10 years, but productive agricultural land will stay in production for the foreseeable future as there is little-to-no development pressure in Rock County.



## WELL IMPROVEMENTS SUMMARY

Well ID	Flow (GPM)	Well Depth	Static Level	Pumping Level	Year Drilled
48383	800	190 ft.	9 ft.	110 ft.	1974
52125	350	205 ft.	14 ft.	90 ft.	1975
48382	800	195 ft.	8 ft.	100 ft.	1974
48384	350	200 ft.	7 ft.	100 ft.	1974
171685	300	240 ft.	20 ft.	180 ft.	2005
69159	600	240 ft.	35 ft.	156 ft.	1979
171686	800	250 ft.	20 ft.	160 ft.	2005
67621	1100	252 ft.	18 ft.	85 ft.	1978
67622	900	252 ft.	18 ft.	95 ft.	1978
67624	500	236 ft.	11 ft.	140 ft.	1978
171682	475	260 ft.	32 ft.	170 ft.	2005
67623	800	275 ft.	39 ft.	140 ft.	1978
229680	400	240 ft.	25 ft.	150 ft.	2013
171684	300	260 ft.	20 ft.	145 ft.	2005

## PLANTING & ACREAGE BREAKOUT SUMMARY

APN	Gross Acres	Net Farmable Acres	Current Crops
750002089	642.35	522.00	Barley, Potatoes, Small Grains, Wheat, Corn
750002066	641.10	521.00	Barley, Potatoes, Small Grains, Wheat, Corn