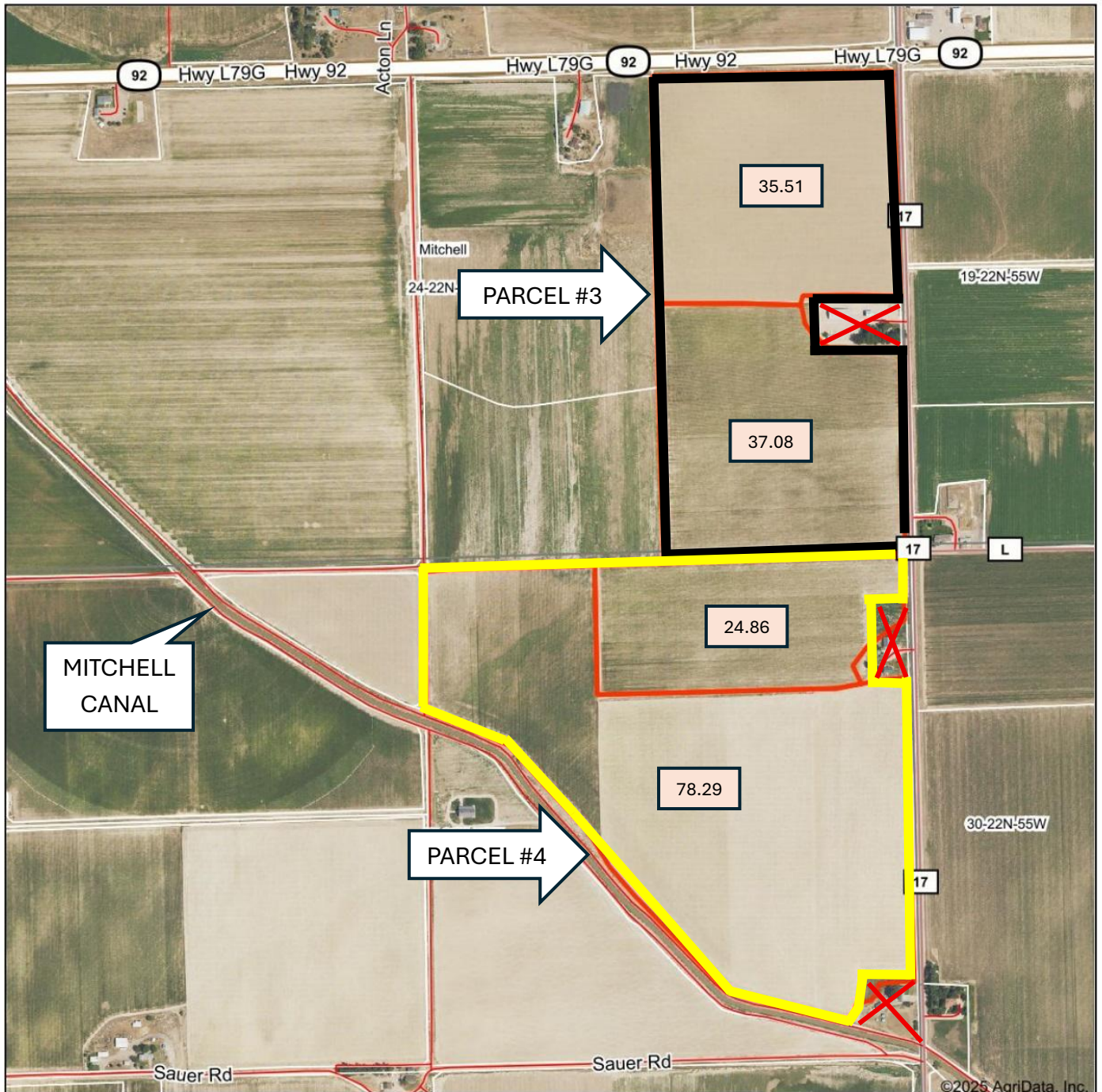


ASCHENBRENNER PARCELS #3 & #4 COMBINATION #2

Aerial Map



HELBERG AND NUSS
AUCTIONS & REALTY

Maps Provided By:



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BOUNDARY LINES APPROXIMATE

24-22N-56W
Scotts Bluff County
Nebraska

0ft 827ft 1654ft



9/2/2025

Field borders provided by Farm Service Agency as of 5/21/2008.



AND
HELBERG AND NUSS AUCTIONS & REALTY, LLC

PROPERTY INFORMATION SHEET

PARCEL #3 AUCTION PRICE \$225,000

OWNERS: ROBERT & BETTY ASCHENBRENNER

LOCATION: 3 Miles East of Intersection of Highway #92 and South Mitchell Road(Hubbard's Hill South of Mitchell, Ne.) to CR #17. This Intersection is the northeast corner of the farm.

LEGAL DESCRIPTION: Part E1/2SE1/4 Section 24, Township 22 North, Range 56 West of the 6th P/M., Scotts Bluff County, Nebraska. Building Site along east side of farm not included in the sale.

ACRES: 74.89 Adjusted Assessor Acres(77.27 Assessor Acres – 2.38 Acres Surveyed Site).

REAL ESTATE TAXES: 2025- Estimated \$2,660.00 excluding buildings.

WATER RIGHTS: 79.00 acres under Mitchell Irrigation District. 2025 Water Right Charges Are \$1,896.00.

Farm drains at east side, and water moved north through Haig Community Drain.

BASE INFORMATION: 73.66 acres DCP cropland, 20.7 acre corn base at 167 bushel yield. APH Yields 2015-24 Pintos 47 Bu., Corn 202 Bushel. No beets for 10 years.

2025 YIELDS FROM CROP INSURANCE: Pintos 49.6 bu/acre, corn 184 bu/acre average with Parcel #4.

MINERAL RESERVATION: The Sellers reserve no minerals. The property sells subject to any prior unexpired mineral reservations.

POSSESSION: Property sells subject to 2025 farm lease. Full possession March 1, 2026. Crop aftermath reserved from sale per terms of lease.

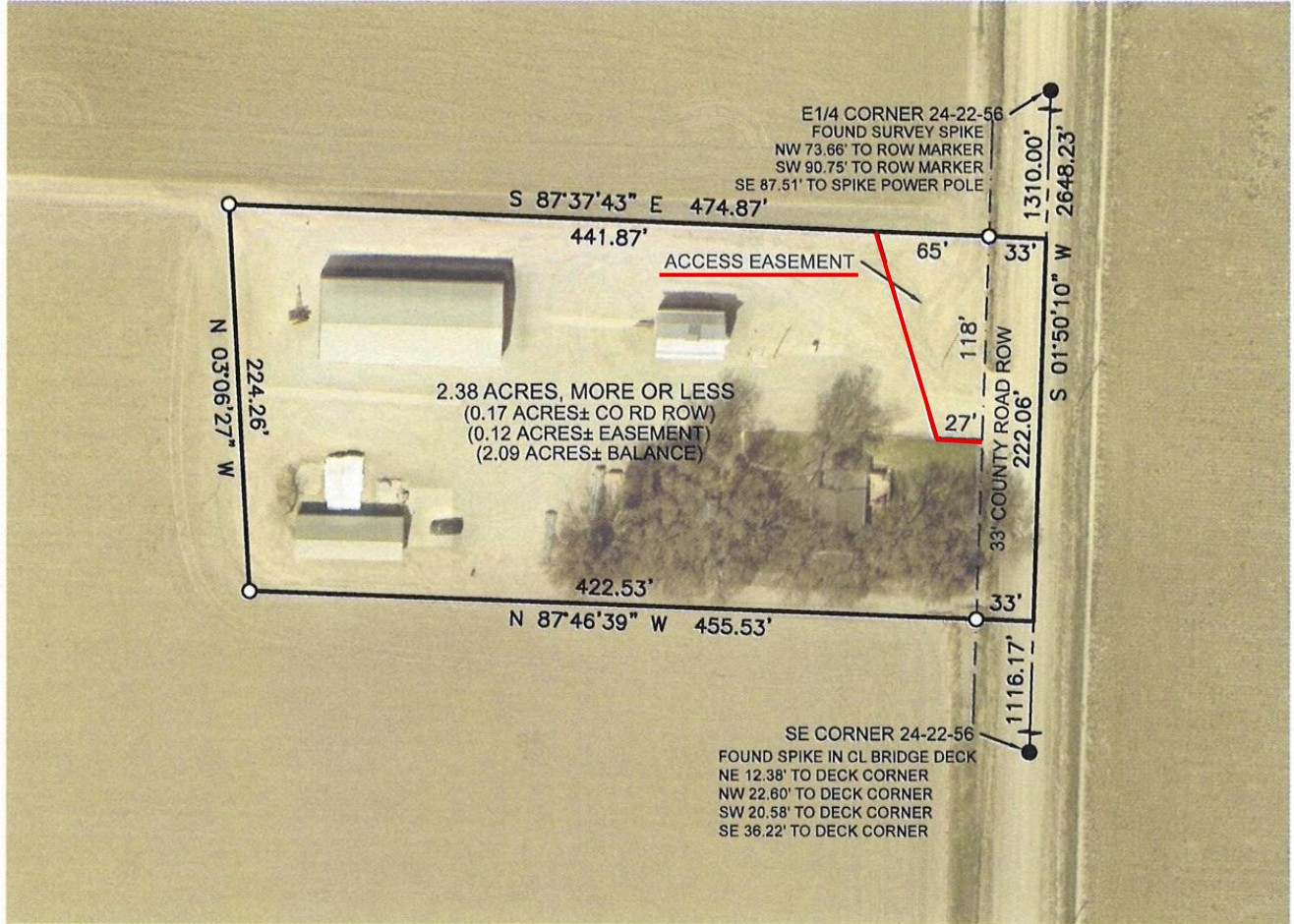
INCLUDED IN SALE: PVC gated pipe 6 sections 8". Odd lengths.

The above information is from sources deemed reliable, but is not guaranteed. Item counts, dimensions, and measurements of components are done to the best of Listing Agent's ability, but again are not guaranteed. Prospective buyers should personally verify any items in question. Premier Properties, and Helberg and Nuss Auctions & Realty, LLC, and their agents are agents of, and are representing the seller.



EXHIBIT OF AEDS SURVEY

TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 24, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS
BLUFF COUNTY, NEBRASKA.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

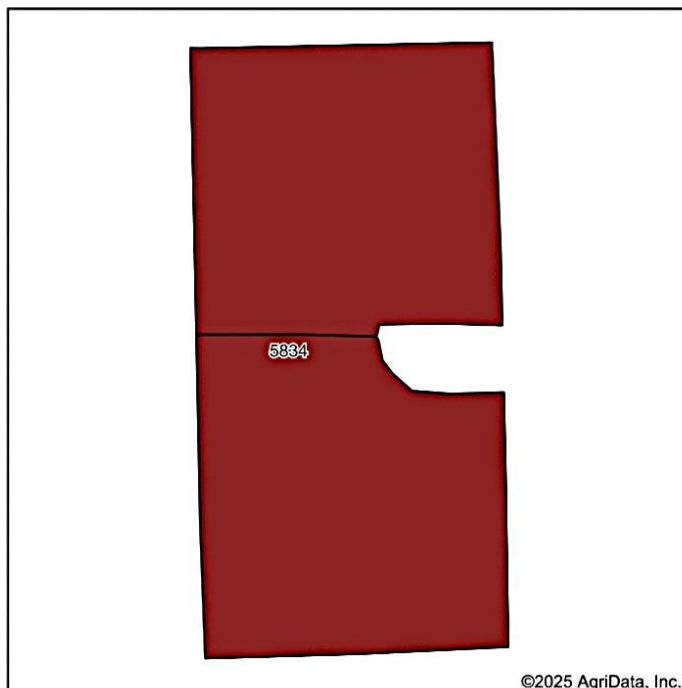
REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE, ALONG THE EAST LINE OF SAID SECTION, S01°50'10"W FOR A DISTANCE OF 1310.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE, S01°50'10"W FOR A DISTANCE OF 222.06 FEET; THENCE, N87°46'39"W FOR A DISTANCE OF 455.53 FEET; THENCE, N03°06'27"W FOR A DISTANCE OF 224.26 FEET; THENCE, S87°37'43"E FOR A DISTANCE OF 474.87 FEET; TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 2.38 ACRES, MORE OR LESS, OF WHICH 0.17 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY AND TO ALSO INCLUDE AND ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE ADJOINING LANDS AS SHOWN ON THE SURVEY.

SURVEYOR'S CERTIFICATE:

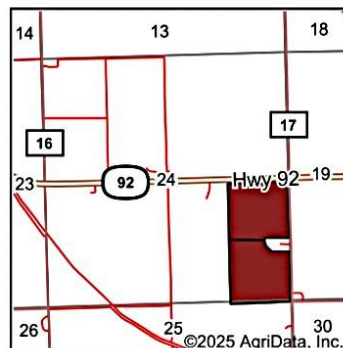


PARCEL #3 SOILS

Soils Map



Soils data provided by USDA and NRCS.



State: Nebraska
County: Scotts Bluff
Location: 24-22N-56W
Township: Mitchell
Acres: 72.59
Date: 11/17/2025

HN
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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	Winter wheat Bu	*n NCCPI Soybeans
5834	Mitchell silt loam, 0 to 1 percent slopes	72.59	100.0%		IIIc	I	1287	48	6	129	39	2	10	44	38
Weighted Average					3.00	1.00	1287	48	6	129	39	2	10	44	*n 38

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



AND
HELBERG AND NUSS AUCTIONS & REALTY, LLC
PROPERTY INFORMATION SHEET

PARCEL #4 **AUCTION PRICE \$275,000**

OWNERS: ROBERT & BETTY ASCHENBRENNER

LOCATION: 3 Miles East of Intersection of Highway #92 and South Mitchell Road(Hubbard's Hill South of Mitchell, Ne.) to CR #17, and ½ mile south.

LEGAL DESCRIPTION: Part NE1/4(Assessor ID# 010000162) Section 25, Township 22 North, Range 56 West of the 6th P/M., Scotts Bluff County, Nebraska. 2 Building Sites along east side of farm not included in the sale.

ACRES: 109.77 According To Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2025- \$3,372.28..

WATER RIGHTS: 111.00 acres under Mitchell Irrigation District. 2025 Water Right Charges Are \$2,664.00.

Farm drains at northeast corner, and water moved north through Haig Community Drain.

BASE INFORMATION: 101.54 acres DCP cropland, 34.5 acre corn base at 167 bushel yield. APH Yields 2015-24 Northern 43.9 Bu., Corn 200 Bushel. No beets for 10 years.

2025 YIELDS FROM CROP INSURANCE: Northern 50.0 bu/acre (**updated**), corn 184 bu/acre average w/Parcel #3.

MINERAL RESERVATION: The Sellers reserve no minerals. The property sells subject to any prior unexpired mineral reservations.

POSSESSION: Property sells subject to 2025 farm lease. Full possession March 1, 2026. Crop aftermath reserved from sale per terms of lease.

INCLUDED IN SALE: PVC gated pipe w/30" gates: 420' 10", 150' 8", 1 short 12".

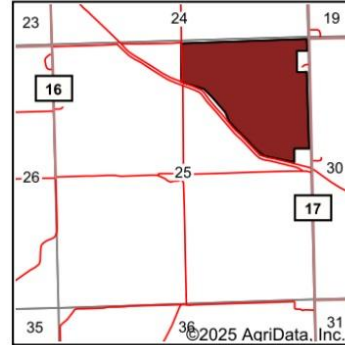
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PARCEL #4 SOILS

Soils Map



State: **Nebraska**
 County: **Scotts Bluff**
 Location: **25-22N-56W**
 Township: **Mitchell**
 Acres: **102.03**
 Date: **11/17/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	Winter wheat Bu	*n NCCPI Soybeans
5834	Mitchell silt loam, 0 to 1 percent slopes	101.70	99.7%		IIIc	I	1287	48	6	129	39	2	10	44	38
9999	Water	0.33	0.3%				0	0							
Weighted Average					*-	*-	1282.8	47.8	6	128.6	38.9	2	10	43.9	*n 37.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.